WARRANTY DEED

Bill Garrett Davidson County
Batch# 82169 DEEDWARR
04/18/2018 10:39:41 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20180418-0036480

STATE OF TENNESSEE
COUNTY OF Wilson

KIMBERLY TERRY NOTARY PUBLIC TENNESSEE COUNTY OF WILSON My Comm Exp. February 22, 2020

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/22/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Christopher S. Degler	SEND TAX BILLS TO: Ark-la-Tek Financial Services	MAP-PARCEL NUMBERS
(NAME) 1503 Mohawk Trl	(NAME) 5160 Tennyson Pkwy, Ste 2000 W	06302005400
(ADDRESS) Madison, TN 37115	(ADDRESS) Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ramon Brown and Shanita Brown,** husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher S. Degler**, a single man, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot 85 on the Plan of Nawakwa HIlls Powow Addition, Section 3, of record in Book 974, page 25, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

FOR INFORMATION PURPOSES ONLY: 1503 Mohawk Trail, Madison, TN 37115

Being the same property conveyed to Ramon Brown and Shanita Brown by virtue of that certain Warranty Deed dated December 22, 2003, and being of record at Instrument No. 20040107-0002641 in the amount of $113,900.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1503 Mohawk Trail Madison, TN 37115
(unimproved _)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of April, 2018.

Ramon Brown

Shanita Brown by Ramon Brown, Attorney in Fact

Shanita Brown, by Ramon Brown, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ramon Brown** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of April, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, **Ramon Brown**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **Shanita Brown** and acknowledged that he executed the same as the free act and deed of the said**Shanita Brown**.

WITNESS my hand and official seal at office this 12th day of April, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY