Bill Garrett Davidson County
Batch# 83702 DEEDWARR
04/23/2018 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $693.75
20180423-0037999

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne E. Brown and Joshua A. Brown, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Coleman S. Little, an unmarried person and Jordan Cunningham, an unmarried person, as joint tenants with rights of sruvivroship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being all of Unit 49-B, on the Plan of Doral Country Villas Condominiums, Section 3, as shown by plat appearing of record in Plat Book 5050, page 48, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Anne E. Brown and Joshua A. Brown, wife and husband by deed from Melodie K. Green, unmarried, dated December 9, 2010, of record in Instrument No. 20101213-0099196, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 727 Albar Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of April, 2018.

Anne E. Brown

Anne E. Brown

Joshua A. Brown

Joshua A. Brown

State of Tennessee)
County of Davidson)

On this 17th day of April, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anne E. Brown and Joshua A. Brown, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANNE E.A.Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 187,500.00.**

Affiant

Sworn and subscribed before me on this the ~~17~~ 18th day of April, 2018.

Stacey Denson Palmer

Notary Public

My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

NEW OWNER:
Jordan Cunningham
727 Albar Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Guaranty Trust Mortgage
316 Robert Rose Dr
Murfreesboro TN 37129

TAX MAP-PARCEL #:
142-09-0A-060.00

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

