THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney at Law, P. O. Box 774, Kingston Springs, TN 37082.

Bill Garrett Davidson County
Batch# 95407 DEEDWARR
05/22/2018 10:37:21 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20180522-0048897

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or true value, whichever is greater, for this transfer is $400,000.00.

Roger C. Brown
Affiant

Subscribed and sworn to before me on this the 17th day of May, 2018.

Notary Public

My Commission Expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Waste Management, Inc. of Tennessee **c/o Corporate Real Estate Dept.** **720 E. Butterfield Rd., 4th Fl.** **Lombard, IL 60148**	**Waste Management, Inc.** **of Tennessee** **c/o Corporate Real Estate Dept.** **P. O. Box 1450** **Chicago, IL 60690-1450**	**Map 069-00-0** **Parcel 062.00**

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration , the receipt of which is hereby acknowledged, **we , Roger C. Brown and Mildred Deal Brown,** hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto Waste Management, Inc. of Tennessee, a Tennessee Corporation,** hereinafter called the Grantee, its successors and assigns, a certain unimproved parcel of land **in Davidson County**, State of Tennessee, described as follows, to wit:

See Exhibit "A" Attached Hereto and Incorporated By Reference Herein.

Being a part of the same property conveyed to Roger C. Brown and wife, Mildred Deal Brown, by deed from Clarence Siegrist and wife, Bertha M. Siegrist, by deed of record in Book 4732, Page 298, Register's Office for Davidson County, Tennessee.

Roger C. Brown and wife, Mildred Deal Brown having since divorced as evidenced by a Final Decree of Divorce, Fourth Circuit Court for Davidson County, Tennessee, Mildred Christine Deal Brown v. Roger Coleman Brown, No. 89D-3666, and a certified copy of said decree is of record in Instrument No. 20030701-0091096, Register's Office for Davidson County, Tennessee. Roger C. Brown and Mildred Deal Brown are equal tenants in common.

TOGETHER WITH Ingress and Egress Easement in Instrument No. 20000306-0022043, Register's Office for Davidson County, Tennessee, and in Instrument No. 20020925-0116883, said Register's Office, all to which reference is hereby made.

Permitted Exceptions:

1. 2018 Metropolitan Government taxes, are a lien, not yet due and payable, and have this day been prorated and with the Grantee being responsible for payment of the entire tax bill when due and payable, and for all future years taxes thereafter.

2. Ingress and Egress Easement of record in Instrument Nos. 20000306-0022043 and 20020925-0116883, Register's Office for Davidson County, Tennessee.

3. Subject to flowage easement to United States of America of record in Book 2143, Page 38, Register's Office for Davidson County, Tennessee.

4. Subject to all surveyor notes, comments, certificate and matters depicted and set forth upon, "ALTA/NSPS LAND TITLE & SURVEY, Jennie Brown Lane" survey, by S&ME, Robert M. Searson, RLS No. 1666, dated 5-15-2018, Project No. 554718029.

Mildred Deal Brown is one and the same person as Mildred Christine Deal Brown.

Roger C. Brown is one and the same person as Roger Coleman Brown.

Mildred Deal Brown having since constituted and appointed Leigh Ann Richards as her lawful attorney-in-fact by that certain Limited Power of Attorney dated May 15, 2018, and of record in Instrument No. 20180522-0048896, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantors.

This is unimproved commercial property tract off of 4475 Ashland City Hwy, and off of Jennie Brown Lane, Nashville, TN 37218.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell andconvey it, and the same is unencumbered, except as set forth above, and we do further covenant and bind ourselves, our heirs representatives, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 17th day of May, 2018.

Roger C Brown

ROGER C. BROWN, also known as Roger Coleman Brown

Mildred Deal Brown

MILDRED DEAL BROWN, also known as Mildred Christine Deal Brown

By: Leigh Ann Richards, Atty-in-fact
Leigh Ann Richards, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY Williamson

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Roger C. Brown, also known as Roger Coleman Brown, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, as his free act and deed.

Witness my hand and seal at Brentwood, Tennessee, this 17th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF W

On this 17th day of May, 2018, before me personally Mildred Deal Brown, also known as Mildred Christine Deal Brown, by Leigh Ann Richards, her lawful Attorney-in-Fact, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Mildred Deal Brown and acknowledged that such person executed the same as the free act and deed of Mildred Deal Brown.

IN WITNESS WHEREOF, I have hereunto set my hand and notary seal.

NOTARY PUBLIC

My Commission Expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

EXHIBIT "A"

WRITTEN LEGAL DESCRIPTION

Being a tract of land lying in the 1st District of Davidson County, Nashville, Tennessee. Bounded on the north and west by Waste Management, Inc. of Tennessee as recorded in Instrument Number 201103030017282, Register's Office of Davidson County, Tennessee (RODC), on the east by the State of Tennessee as recorded in Book 1280, Page 565 RODC, and on the south by the northern navigable channel of the Cumberland River. Tract being more particularly described as follows:

POINT OF COMMENCEMENT being a found concrete monument at the southern end of the public Right-of-Way (ROW) of Jennie Brown Lane; thence South 6°05'15" West 3414.82 feet to the true POINT OF BEGINNING; Being a found iron rod with "BLS RLS #1698" cap on the southeast corner of said Waste Management, Inc. of Tennessee and being the northeast corner of the tract being described; thence with the western boundary line of said State of Tennessee, South 06°54'49" West passing a witness pin at 402.17 feet for a total of 582.17 feet to a point; thence with the navigable channel of the said Cumberland River, North 40°41'24 West 793.76 feet to a point; thence eastern and southern boundary lines of said Waste Management, Inc. of Tennessee, North 53°51'15" East passing a set witness pin at 70.00 feet for a total of 301.22 feet to a found iron rod with "BLS RLS #1698" cap; thence South 59°39'08" East 399.02 feet to the point of beginning.

Tract contains 225,740 square feet, or 5.18 acres. Bearings based on Tennessee State Plane Coordinate System.

According to a survey by S&ME, 1935 21st Avenue South, Nashville, TN 37212, dated May 15, 2018, Robert M. Searson, RLS No. 1666; Project No. 554718029.

Being a part of the same property conveyed to Roger C. Brown and wife, Mildred Deal Brown, by deed from Clarence Siegrist and wife, Bertha M. Siegrist, by deed of record in Book 4732, page 298, Register's Office for Davidson County, Tennessee.

RLB
MOB by Power of Attorney