WARRANTY DEED

Bill Garrett Davidson County
Batch# 101387 DEEDWARR
06/07/2018 08:58:30 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20180607-0054615

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$200,000.00.

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 1st day of June, 2018

Julie Coone
Notary Public
My Commission expires: 5.3.2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Carla Brown	Same	070-07-0-002.00
PO Box 330148		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeremy Brittenum**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carla Brown**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described as Lot No. 1 on the Final Plat of the Old Buena Vista Subdivision, of record in Instrument Number 20040224-0020834, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said property fronts 262.03 feet on the westerly side of Old Buena Vista Pike and is shown as parcel 2 on Davidson County Property Tax Map 70-7.

Being the same property conveyed to Jeremy Brittenum from Araminta Williams Family Partnership by Warranty Deed on April 28, 2010, of record in Instrument Number 20100430-0033046, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years.
- Subject to all matters as shown on the Plan of record in Instrument Number 20040224-0020834, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2611 Old Buena Vista Pike, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 1, 2018.

Jeremy Brittenum

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeremy Brittenum** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 1, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.