Bill Garrett Davidson County
Batch# 118638 DEEDWARR
07/19/2018 03:21:46 PM 2 pgs
Fees: $13.00 Taxes: $702.63
20180719-0070622

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1478

STATE OF TENNESSEE

COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 13, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Erin E. Woody 2848 Steamboat Drive Nashville, TN 37214	QUICKEN LOANS 635 WOODWARD AVE DETROIT, MI 48226	062-02-0A-135.00-C

WARRANTY DEED

FOR AND IN 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, I/WE,

Kevin Brown, married, and Aaron Brown, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Woody, a single woman

HEREINAFTER CALLED THE GRANTEES, 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 No. 135 on the Plan of Subdivision of River Trace Estates, Phase I, Section II of record in Plat Book 6900, Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Becky Kimbrough, unmarried by Warranty deed from Martha Sheldon Harmon of record in Instrument No. 20020531-0065986 Register's Office for Davidson County, Tennessee, dated May 30, 2002 and recorded on May 31, 2002. (Value of consideration shown in aforementioned deed $93,000.00.)

Being the same property conveyed to Kevin Brown and Aaron Brown by Warranty deed from Becky Kimbrough, unmarried of record in Instrument No. 20180430-0040324 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on April 30, 2018. (Value of consideration shown in aforementioned deed $110,000.00.) Being also known as 2848 Steamboat Drive Nashville, Tennessee 37214.

Subject property being an investment property and never a primary property of the Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of

record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as:

2848 Steamboat Drive, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 13, 2018.

Kevin Brown
Kevin Brown

By: Natalie Brown as a Horney-in-fact
Natalie Brown, as Attorney-in-Fact

Aaron Brown
Aaron Brown

By: Natalie Brown, as Attorney-in-Fact
Natalie Brown, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Natalie Brown as Attorney-in-Fact for **Kevin Brown and Aaron Brown** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13 day of July, 2018.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY