This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3514**

Bill Garrett Davidson County
Batch# 121086 **DEEDWARR**
07/26/2018 10:31:55 AM 3 pgs
Fees: $18.00 Taxes: $4,866.24

20180726-0072911

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stuart Carlyle Brown, Stephen Moon Brown, and Emmett Robert Brown, as Co-Trustees of the Delle Moon Brown Family Trust,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Father Ryan High School, Inc., a Tennessee corporation**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of W. G. McKennon's Subdivision, of record in Book 1130, page 6, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Said Lot No. 6 fronts 357 ½ feet on the southerly margin of West Norwood Drive and extends back 378 feet on the easterly line and 394 ½ feet on the westerly line to a dead line in the rear, measuring 360 feet thereon.

Being the same property conveyed to Malvern H. W. Brown and wife, Delle M. Brown, by Warranty Deed from Charles T. Faulkner and wife, Margaret Faulkner, dated 04/07/1988 and filed for record on 04/08/1988 in Book 7512, page 374, Register's Office for Davidson County, Tennessee. Malvern H. W. Brown died on 09/07/2007, property vesting in Delle M. Brown by virtue of their tenancy by the entirety. Ruby Delle Brown died testate on 12/06/2017 (Tenn Care Release filed 02/05/2018). Stephen Moon Brown was appointed Executor of the Estate of Delle Moon Brown by virtue of Letters Testamentary issued by the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 18P134. Property now vests in the Delle Moon Brown Family Trust by virtue of the Last Will and Testament dated 12/18/2002.

Delle M. Brown is also known as Delle Moon Brown and Ruby Delle Brown.

This is improved property also known as 775 Norwood Drive, Nashville, Tennessee, 37204.

Map and Parcel: 13203000700

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 23 day of July, 2018.

Delle Moon Brown Family Trust

BY: _____
Stuart Carlyle Brown, Co-Trustee

BY: _____
Stephen Moon Brown, Co-Trustee

BY: _____
Emmett Robert Brown, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stuart Carlyle Brown, Stephen Moon Brown, and Emmett Robert Brown, as Co-Trustees of the Delle Moon Brown Family Trust, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23 day of July, 2018.

(SEAL)

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

_____
NOTARY PUBLIC

My Commission Expires: 10/23/19

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,315,200.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 23 day of July, 2018.

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

Affiant

NOTARY PUBLIC

My commission expires
10/23/19

Grantee(s) Name, Address:	Send Tax Statement To:
Father Ryan High School, Inc.	NEW OWNER
700 Norwood Drive	SAME
Nashville, TN 37204	