THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Rutherford) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00 Affiant Subscribed and sworn to before me, this _____ day of July, 2018. Notary Public My Commission Expires: 3/31/20
Bradley T. Bald, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 31, 2020

Bill Garrett Davidson County
Batch# 122107 DEEDWARR
07/30/2018 09:18:51 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180730-0073796

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Price Houston, III 424 Newton Ct Nashville, TN 37209	Price Houston, III 424 Newton Ct. Nashville, TN 37209	Tax Parcel ID No. 91-13-374

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACOB NATHANIEL BROWN AND JON G. BROWN, HEIRS AT LAW OF THE ESTATE OF TAMMY G. BROWN, DECEASED,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **PRICE HOUSTON, III, A single man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 7 on the Plan of Summitt Hills Subdivision of record in Plat Book 9700, page 702, and further Notice to Prospective Owners Modifications to the Final Plat of record in Instrument No. 20120702-0057975, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TAMMY G. BROWN, UNMARRIED, by deed from AFFORDABLE HOUSING RESOURCES, INC., of record as Instrument No. 20010130-0008978, dated January 26, 2001, said Register's Office.

This is improved property commonly known as: **424 Newton Ct., Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 27 day of July 2018.

Jacob Nathaniel Brown, in his capacity as Administrator of the Estate of Tammy G. Brown, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

JACOB NATHANIEL BROWN, ADMINISTRATOR OF THE ESTATE OF TAMMY G. BROWN, DECEASED

JACOB NATHANIEL BROWN, HEIR AT LAW OF THE ESTATE OF TAMMY G. BROWN, DECEASED

JON G. BROWN, HEIR AT LAW OF THE ESTATE OF TAMMY G. BROWN, DECEASED

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACOB NATHANIEL BROWN, ADMINISTRATOR OF THE ESTATE OF TAMMY G. BROWN, DECEASED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of July, 2018.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACOB NATHANIEL BROWN AND JON G. BROWN, HEIRS AT LAW OF THE ESTATE OF TAMMY G. BROWN, DECEASED**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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