WARRANTY DEED

Bill Garrett Davidson County
Batch# 134200 DEEDWARR
08/28/2018 02:03:04 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20180828-0085281

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Mize and Catherine Mize	F+M Bank	
(NAME)	(NAME)	
5213 Pritchett Dr.	50 Franklin St.	160-04-0-173.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JANICE M. BROWNIE AND/OR WILLIAM H. BROWNIE, TRUSTEES OF THE BROWNIE FAMILY TRUST, ESTABLISHED BY THE DECLARATION OF TRUST OF ROBERT B. BROWNIE AND JANICE M. BROWNIE DATED OCTOBER 21, 1991**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUNTER MIZE AND CATHERINE MIZE,** husband and wife HEADDEN HURLEY 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:

Being Lot No. 74 on the Plan of Brentview Hills, Section 7, as of record in Plat Book 4175, Page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 115.0 feet along the Easterly margin of Pritchett Drive and extends back 160.0 feet on the Southerly line and 287.65 feet on the Northerly line to a dead line in the rear on which it measures 186.38 feet.

Being the same property conveyed by Warranty Deed from Marilyn B. Swanson, unmarried to Robert B. Brownie and wife, Janice M. Brownie, as recorded on the 30th day of June, 2004 in Instrument No. 20040630-0077593, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Robert B. Brownie and Janice M. Brownie to Robert B. Brownie and/or Janice M. Brownie, Trustees of The Brownie Family Trust, established by the Declaration of Trust of Robert B. Brownie and Janice M. Brownie dated October 21, 1991, as recorded on the 8th day of August, 2013 in Instrument No. 20130808-0083116, said Register's Office. Robert B. Brownie died on January 24, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: E-RES 18-5213

Being the same property conveyed by Trustee's Deed from Janice M. Brownie, Trustee to Janice M. Brownie and/or William H. Brownie, Trustees, of The Brownie Family Trust, established by the Declaration of Trust of Robert B. Brownie and Janice M. Brownie dated October 21, 1991, Trustees may serve jointly or severally, as recorded on the 5th day of June, 2018 in Instrument No. 20180605-0053556, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5213 Pritchett Dr., Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 my hand this 24 day of August, 2018

THE BROWNIE FAMILY TRUST, ESTABLISHED BY THE DECLARATION OF TRUST OF ROBERT B. BROWNIE AND JANICE M. BROWNIE DATED OCTOBER 21, 1991

BY: Janice M. Brownie
JANICE M. BROWNIE, TRUSTEE

BY:
WILLIAM H. ~~BROWNIE~~, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Janice M. Brownie and William H. Brownie with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Brownie Family Trust Established by the Declaration of Trust of Robert B. Brownie and Janice M. Brownie dated October 21, 1991, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 24 day of August, 2018.

Commission expires:

Notary Public