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

B18-1678

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 31, 2018.

Notary Public
Commission Expires: 12/15/21

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

Karen Y Johnson Davidson County
Batch# 137615 **DEEDWARR**
09/06/2018 01:48:37 PM 2 pgs
Fees: $13.00 Taxes: $370.00
20180906-0088405

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
The 2906 Clifton Ave Trust PO Box 160071 Nashville, TN 37216	SAME AS BUYER	092-05-0-296.00

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,

Freddie Brown Jr., Heir at Law of Freddie B. Brown, Sr.

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

Amanda Dean, Trustee of The 2906 Clifton Ave Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Sam and Emily Lee's Subdivision of Lots, of record in Plat Book 421, Page 191, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Freddie B. Brown and wife, Cedell Brown by deed from Samuel Brown and wife, Huddie Brown, of record in Book 4100, Page 705, Register's Office for Davidson County, Tennessee, dated January 13, 1967 and recorded on January 13, 1967. The said Cedell Brown a/k/a C. Dell Brown, died November 20, 1989, leaving her husband, Freddie B. Brown, as the surviving tenant by the entirety. The said Freddie B. Brown died September 17, 1992, survived by his children, Delois Lillian Brown and Freddie B. Brown, Jr. The said Delois Lillian Brown a/k/a Delois L. Howard, died October 15, 1998, survived by her son, James E. Howard, Jr. According to an Affidavit of Heirship of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, James E. Howard, Jr., is the sole heir at law of the said Delois

L. Brown Howard. According to an Affidavit of Heirship of record in Instrument No. 20180906-0088402, Register's Office for Davidson County, Tennessee, Freddie B. Brown, Jr. is the sole heir at law of Freddie B. Brown, Sr.

The said James E. Howard, Jr. having conveyed his interest in subject property to Freddie B. Brown, Jr. by Correcitve Deed from James E. Howard, Jr., of record in Instrument No. 20180906-0088403, Register's Office for Davidson County, Tennessee, dated August 21, 2018 and recorded on 20180906-0088404. (The said James E. Howard, Jr. attemped to convey his interest to the said Freddie Brown, Jr. by Quitclaim Deed of record in Book_____, page _____, said instrument was an improper instrument).

Being also known as 2906 Clifton Avenue, Nashville, Tennessee 37209.

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: 2906 Clifton Avenue, Nashville, TN 37209.

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 August 24th 2018.

Freddie B. Brown Jr.
Freddie Brown Jr., Heir at Law

STATE OF MICHIGAN
OUNTY OF Macomb

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

Witness my hand and official seal this August 24th, 2018.

Notary Public
My Commission Expires: 8/7/2024

(Notary Seal)

ERIC DIPALMA
Notary Public - State of Michigan
County of Macomb
My Commission Expires Aug 7, 2024
Acting in the County of Macomb