WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-BR-18-920

INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Rothschild	**Same as New Owner**	
(NAME)	(NAME)	
1405 Birdsall		**042-03-0-024.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REGINA MARTENS BRAWNER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK ROTHSCHILD,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 on the Plan of Primrose Acres Subdivision of record in Plat Book 2663, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 90 feet on the Southerly side of Woods Lake Drive and runs back 174.1 feet on the West line and 170.5 feet on the East line to a dead line, measuring 107 feet thereon.

Being the same property conveyed to Earl Robert Brawner, Sr., et ux, Regina Martens Brawner by Warranty deed from John E. Baker, et ux, Murdnal A. Baker of record in Book 3815, page 634, Register's Office for Davidson County, Tennessee, dated September 17, 1964 and recorded on September 25, 1964. The said Earl Robert Brawner, Sr., having since died on May 10, 2007, leaving the said Regina Martens Brawner as the sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 2663, Page 24, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **920 Woods Lake Drive, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Y Johnson Davidson County
Batch# 152165 **DEEDWARR**
10/17/2018 02:52:25 PM 2 pgs
Fees: $13.00 Taxes: $654.53

20181017-0103091

Witness my/our hand(s) this the 15th DAY OF OCTOBER, 2018.

Regina Martens Brawner by Earl Robert Brawner, Jr. as Attorney in Fact

Regina Martens Brawner by Earl Robert Brawner, Jr. as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARL ROBERT BRAWNER, JR., pursuant to Durable Power of Attorney of record in Instrument Number 20180614-0057256, Register's Office for Davidson County, Tennessee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REGINA MARTENS BRAWNER, and who acknowledged he/she/they executed the same as the free act and deed of the said REGINA MARTENS BRAWNER.

Witness my hand and official seal, this the 15th of October, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212