WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156803 DEEDWARR
11/05/2018 01:02:26 PM 2 pgs
Fees: $13.00 Taxes: $475.08

20181105-0109547

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 2018.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Martin S. Brown, Sr.	Martin S. Brown Sr.	158040A11400CO
(NAME)	(NAME)	
9 Wynstone	6231 Hillsboro Rd.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Brad H. Dodge, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin S. Brown, Sr.,** a married man THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled Otter Wood, Section Three, of record in Plat Book, 6900, Pages 788 thru 790, Register's Office for Davidson County, Tennessee, to which plan reference for a more complete and accurate legal description.

Being the same property conveyed to Brad H. Dodge by Warranty Deed from Phipps Powell Joint Venture, a Tennessee general partnership, John S. Phipps, Jr., John S. Phipps, Jr., Trustee of the Channing Jordan Powell Testamentary Trust U/T/D June 1, 2010, and John S. Phipps, Jr., Trustee of the William E. Powell, III Testamentary Trust U/T/D June 1, 2010, recorded on July 20, 2015, of record in Instrument No. 20150720-0070561, Register's Office for Davidson County, Tennessee.

This is improved property known as 9 Wynstone, Nashville, TN 37215.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 9 Wynstone Nashville TN 37211
(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 our hands 11/2/18.

Brad H Dodge by Jonathan Hagan, Attorney in Fact
Brad H. Dodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jonathan Hagan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Power of Attorney for Brad H. Dodge, the within named bargainor, and he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Brad H. Dodge, by himself as Power of Attorney.

Witness my hand and official seal on 11/2/18.

Christy Michelle Jones
Notary Public

My Commission Expires: 1/27/21

CHRISTY MICHELLE JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY