Karen Y Johnson Davidson County
Batch# 162199 **DEEDWARR**
11/19/2018 10:35:25 AM 2 pgs
Fees: $13.00 Taxes: $1,687.20

20181119-0113529

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00

Patricia Ventura
Affiant

Subscribed and sworn to before me, this 15TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/29/2022

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Ventura and Patricia Ventura, husband and wife	NEW OWNER	034-01-0-077.00
155 Gleaves St.	(NAME)	034-01-0-078.00 & 090.00
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carl T. Brown, Jr. and Stephen S. Brown, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edwin Ventura and Patricia Ventura, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING LOTS NO. 13 AND 14 ON THE PLAN OF RESUBDIVISION OF PART OF BLOCK L & M, DUPONT CITY, AS SHOWN UPON THE RECORD IN THE OFFICE OF THE REGISTER FOR SAID COUNTY, IN BOOK 421, PAGE 125, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARL T. BROWN, JR. BY QUITCLAIM DEED DATED AUGUST 11, 2016 FROM CARL T. BROWN SR. OF RECORD IN INSTRUMENT NO. 201608170085581, SAID REGISTER' S OFFICE. ALSO BEING THE SAME PROPERTY CONVEYED TO CARL T. BROWN, SR. AND CARL T. BROWN, JR. AND STEPHEN S. BROWN BY DEED FROM KATHY J. BYERS, TRUSTEE OF RECORD IN DEED BOOK 9155, PAGE 220, SAID REGISTER' S OFFICE.

TRACT II

BEING LOT NO. 2 ON THE FINAL PLAT OF THE RESUBDIVISION OF LOTS 3 THRU 10, DUPONT CITY SUBDIVISION OF RECORD IN PLAT BOOK 6200, PAGE 227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (FORMERLY KNOWN AS LOTS 9 & 10 ON THE PLAN OF RESUBDIVISION OF PARTS OF BLOCK L & M, DUPONT CITY) TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO CARL T. BROWN, JR. BY QUITCLAIM DEED DATED AUGUST 11, 2016 FROM CARL T. BROWN, SR. OF RECORD IN INSTRUMENT NO. 201608170085579, SAID REGISTER' S OFFICE. ALSO BEING THE SAME PROPERTY CONVEYED TO CARL T. BROWN, SR. AND CARL T. BROWN, JR. BY DEED FROM STEVEN PAUL DUENSING OF RECORD IN INSTRUMENT 200008240083778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT III

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 11 AND 12 ON THE PLAN OF RESUBDIVISION OF PARTS OF BLOCK L AND M, DUPONT CITY, AS SHOWN UPON THE RECORD IN THE OFFICE OF THE REGISTER FOR SAID COUNTY, IN BOOK 421, PAGE 125, TO WHICH PLAN REFERENCE IS MADE FOR MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARL T. BROWN, JR. BY QUITCLAIM DEED DATED AUGUST 11, 2016 FROM CARL T. BROWN, SR. OF RECORD IN INSTRUMENT NO. 201608170085580, SAID REGISTER' S OFFICE. ALSO, BEING THE SAME PROPERTY CONVEYED TO CARL T. BROWN, SR., CARL

WARRANTY DEED
(Continued)

T. BROWN, JR. AND STEPHEN S. BROWN BY DEED FROM JOHN T. BOTTOM, JR., TRUSTEE, OF RECORD IN BOOK 9221, PAGE 861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

GRANTOR WARRANTS THAT HE HAS NEVER LIVED IN THE SUBJECT PROPERTY AS A MARRIED PERSON AND THAT THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY MARITAL RIGHT.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 155 Gleaves Street, Madison, TN 37115
(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/our hand(s) this 15th day of November, 2018.

Carl T. Brown, Jr

Stephen S. Brown

STATE OF Tennessee

COUNTY OF Davidson

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

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

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

STATE OF Tennessee

COUNTY OF Davidson

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

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My Commission Expires: 1/29/2020

(SEAL)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072