THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $716,000.00. Affiant Subscribed and sworn to before me this 20 day of November, 2018. Notary Public My Commission Expires: 01/06/20

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34535-10-2018

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

Karen Y Johnson Davidson County
Batch# 164878 **DEEDWARR**
11/26/2018 03:26:11 PM 3 pgs
Fees: $18.00 Taxes: $2,649.20

20181126-0115302

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Tipton R. Brown, Katherine E. Brown 302 Lauderdale Road Nashville, TN 37205	new owners	Map and Parcel No.: 103 12 0 292 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shelby G. Guthrie, now known as Shelby Lane Greene, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tipton R. Brown and Katherine E. Brown**, husband and wife ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 302 Lauderdale Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-18-302

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20 day of November, 2018.

Shelby Lane Greene

Shelby Lane Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shelby Lane Greene, 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, at office, this 20th day of November, 2018.

Notary Public

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on Block D on the Map of Cherokee Park, Section 1, as of record in Book 547, pages 169 and 170, Register's Office for said County.

SAID Lot No. 27 extends 70 feet on the southwesterly side of Lauderdale Road and extends back 157.11 feet on the westerly line and 141.93 feet on the easterly line to a dead line, measuring 40 feet thereon.

Being the same property conveyed to George T. Guthrie, Jr. and spouse Shelby G. Guthrie by deed dated August 14, 2002 from James Brian Ivey and spouse Deana D. Ivey of record in Instrument No. 20020816-0099423, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree for Divorce filed in Docket No. 16D-1774, Fourth Circuit Court for Davidson County, Tennessee. In accordance with the terms of the Final Decree for Divorce, George T. Guthrie, Jr. conveyed his interest in subject property to Shelby G. Guthrie by Quitclaim deed dated April 21, 2017 of record in Instrument No. 20170427-0041291, Register's Office for Davidson County, Tennessee. Shelby G. Guthrie is now known as Shelby Lane Greene.

This conveyance is made subject to:

1. State and County taxes for the year 2019, not yet due and payable. Map and Parcel No. 103 12 0 292 00.
2. All matters appearing on the Plan of record as Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.