Karen Y Johnson Davidson County
Batch# 172744 DEEDWARR
12/11/2018 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20181211-0120699

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18110027

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TN }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

/Kenneth M. Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11 DAY OF Dec, 2018.

NOTARY PUBLIC

My Commission expires: 8/27/22

Address of New Owner	Send Tax Bills To:	Tax Information:
Kenneth M. Brown Karen R. Brown 4341 Pecan Valley Road Nashville, TN 37218	Same	021-00-0-249.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **James R. Brown, aka James R. Brown, Sr., an unmarried man,** hereinafter called the **Grantor(s)**, has bargained and sold, and by these presents do transfer and convey unto **Kenneth M. Brown and Karen R. Brown, Husband and Wife,** hereinafter called the **Grantee(s)**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Brown Property, of record in Instrument No. 20100924-0076274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to James R. Brown, Sr. and wife, Nancy J. Brown, by Warranty Deed from W. T. Johns and wife, Lillian Johns, dated 06/15/1975 and recorded on 06/18/1975 at Book 4923, Page 280, Register's Office for Davidson County, Tennessee. The said Nancy J. Brown further conveyed her interest to James R. Brown, aka James R. Brown, Sr., by Quitclaim Deed of record at Instrument No. 20040113-0005257, Register's Office for Davidson County, Tennessee. The said James R. Brown, aka James R. Brown, Sr., an unmarried man, further conveyed his interest to James R. Brown, Jr., a married man, by Quitclaim Deed of record at Instrument No. 20161121-0122798, Register's Office for Davidson County, Tennessee. The said James R. Brown, Jr., a married man, further conveyed his interest to James R. Brown, aka James R. Brown, Sr., an unmarried man, by Quitclaim Deed of record at Instrument No. 20181116-0113166, Register's Office for Davidson County, Tennessee.

This is property generally located:
6189 Eatons Creek Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Instrument No. 20100924-0076274, said Register's Office.

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. I do covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **James R. Brown, Sr.** has caused this instrument to be executed, this the 30 day of Nov, 2018.

JR Brown Sr

James R. Brown, Sr.

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James R. Brown, Sr.,** 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.

This the 30 day of Nov, 2018.

My commission Expires: 8/27/22

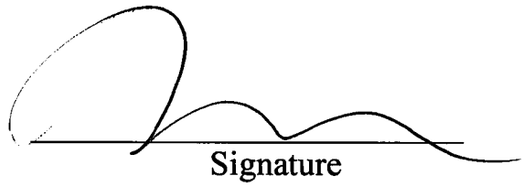
NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



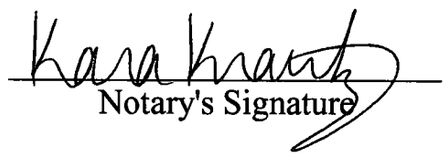
Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 11th day of December, 2018.



Notary's Signature

My Commission Expires: 1-10-2021

