Name and Address of New Owner:
Kimberly Brown and Jennifer Brown
1717 3rd Avenue North
Nashville, TN 37208

Send Tax Bills To:
Kimberly Brown and Jennifer Brown
1717 3rd Avenue North
Nashville, TN 37208

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Y Johnson Davidson County
Batch# 180053 **DEEDWARR**
01/03/2019 10:20:32 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20190103-0000633

Map & Parcel No: 082-05-0Z-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John Keith Jennette, by and through his Attorney-in-Fact, Chance Alford,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kimberly Michelle Brown, a single person, and Jennifer Kathryn Brown a single person,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1717 3rd Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170512-0047590 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Tabernacle Baptist Church and Ronnie Ballentine Sr. by Warranty deed from Tim Forsman of record in Instrument No. 20060202-0012884 Register's Office for Davidson County, Tennessee, dated January 10, 2006 and recorded on February 02, 2006.

Being the portion of the same property conveyed to Gospel Tabernacle Baptist Church by Quitclaim deed from Ronnie Ballentine, Sr. of record in Instrument No. 20090824-0079344 Register's Office for Davidson County, Tennessee, dated July 29, 2009 and recorded on August 24, 2009.

Being a portion of the same property conveyed to John Keith Jennette by Warranty deed from Gospel Tabernacle Baptist Church, a Tennessee Non-Profit Corporation of record in Instrument No. 20170405-0033563 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April, 05, 2017.

Being improved property also known as 1717 3rd Ave. North Nashville, Tennessee 37208.

This is not the primary residence of the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOMES AT 1717 3RD AVENUE NORTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AND ALL NOTES, EASEMENTS, BUILDING SETBACK LINES IN PLAT ATTACHED THERETO AS EXHIBIT "B", OF RECORD IN INSTRUMENT NO. 20170512-0047590, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BR18-1717B

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of December, 2018.

John Keith Jennette

by Chance Alford, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of December, 2018, before me personally appeared **Chance Alford** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **John Keith Jennette,** and acknowledged that he executed the same as the free act and deed of the said **John Keith Jennette.**

Witness my hand and official seal at office at Madison, Tennessee, this the 27th day of December, 2018.

My commission expires: ~~1/9/2018~~ 3/8/21

Notary Public

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 27th day of December, 2018.

Notary Public
My commission expires: 7/6/20
File No. 2018-92

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020