WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182328 DEEDWARR
01/10/2019 10:01:51 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20190110-0002650

A-SS-18-4343

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alison Rodgers and Allen Rodgers, Jr. Tomahawk Properties, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**075-11-0-027.00**
4343 Baton Rouge Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFERY R. BROWN AND LELA DAWN FORTUNE-BROWN, HUSBAND AND WIFE, AND JENNIFER J. BROWN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALISON RODGERS AND ALLEN RODGERS, JR., WIFE AND HUSBAND AND TOMAHAWK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 445 on the Plan of Section 2, Highlands of Tulip Grove of record in Plat Book 4676, Page 93, and amended in Instrument No. 20051005-0120303, 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 the same property conveyed to Jeffery R. Brown and Jennifer J. Brown, husband and wife, as Tenants by the entirety by Warranty deed from Odessa Maxwell of record in Instrument No. 20040723-0088596 Register's Office for Davidson County, Tennessee, dated July 21, 2004 and recorded on July 23, 2004.

The said Jeffery R. Brown and Jennifer J. Brown having since divorced. Final Decree of Divorce and Marital Dissolution Agreement of record in the Eighth Circuit Court for Davidson County Tennesse No. 10D-2946

The said Jeffery R. Brown having since re-married. Lela Dawn Fortune-Brown joins in this conveyance to convey any marital interest she may have in the subject property

This conveyance is subject to:
- Taxes for the year 2018, and subsequent years, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 93, and amended in Instrument No. 20051005-0120303, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4793, Page 157 and Book 4880, Page 375, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4343 Baton Rouge Drive, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3 DAY OF JANUARY, 2019.

Jeffery R. Brown

Jennifer J. Brown

Lela Dawn Fortune-Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LELA DAWN FORTUNE-BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212