WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 201058 DEEDWARR
03/01/2019 12:53:56 PM 2 pgs
Fees: $13.00 Taxes: $1,831.45

20190301-0018823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,987.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 5, 2019

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas C. Brown and Kaitlyn P. Brown	SWBC Mortgage Corp.	
(NAME) 5208 A Kentucky	(NAME) 9311 San Pedro #100	09107019700
(ADDRESS) Nashville, TN 37209	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL ELLIOTT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS C. BROWN AND KAITLYN P. BROWN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 1117 of Block No. 172, Plan No. 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of Warranty Deed from Robert Andrew Policastro, unmarried to Rocky T. Craft and Naomi Craft, as tenants in common with rights of survivorship, as recorded on the 20th day of July, 2010 in Instrument No. 20100720-0056526, in the Register's Office of Davidson County, Tennessee.

Being part of Quitclaim Deed from Rocky T. Craft to Rocky T. Craft and David Moore, both unmarried, as tenants in common with rights of survivorship, as recorded on the 15th day of May, 2014 in Instrument No. 20140515-0041809, said Register's Office.

Being part of Warranty Deed from Rocky T. Craft and spouse, David Moore to Michael Elliott, as recorded on the 17th day of July, 2018 in Instrument No. 20180717-0069358, said Register's office.

Being part of the same property conveyed by Quitclaim Deed from Michael Elliott to Michael Elliott, as recorded on the 17th day of July, 2018 in Instrument No. 20180717-0069359, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 5208 A Kentucky, Nashville, TN 37209

(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 hand this 28th day of February, 2019

MICHAEL ELLIOTT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Elliott, the bargainor, 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 28th day of February, 2019.

Commission expires:

KEVIN D. MONTGOMERY
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Notary Public