This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3584PS**

Karen Johnson Davidson County
Batch# 216476 DEEDWARR
04/11/2019 10:40:59 AM 2 pgs
Fees: $13.00 Taxes: $525.40

20190411-0033077

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Conoly Brown, married,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Joel Mario Trevino and Ann Marie Trevino, husband and wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the plan of Tusculum Fields of record in Book 2330, page 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Conoly Brown by Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Frances Marie Martin, dated 05/25/2010 and filed for record on 05/26/2010 in Instrument Number 20100526-00407033, Register's Office for Davidson County, Tennessee.

This is improved property also known as 5010 Pearson Place, Nashville, Tennessee, 37211.

Map and Parcel: 14716016700

Grantor affirms said property was never a primary or marital residence.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 8th day of April, 2019.

Conoly Brown -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Conoly Brown, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of April, 2019.

NOTARY PUBLIC

(SEAL)



My Commission Expires:
12/19/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

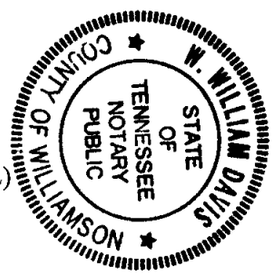
I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$142,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 9th day of April, 2019.

Affiant

NOTARY PUBLIC

(SEAL)



My commission expires:
12/19/20

Grantee(s) Name, Address:	Send Tax Statement To:
Joel Mario Trevino and Ann Marie Trevino	NEW OWNER
3731 Stewarts Ferry Pike	SAME
Mount Juliet, TN 37122	