THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34794-05-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,365,000.00. Affiant Subscribed and sworn to before me this 24th day of May, 2019. Notary Public My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner: Justin Garrett Brown, Alaina Joelle Brown 805 West Hillwood Drive Nashville, TN 37205	**Send Tax Bills To:** SunTrust P.O. Box 79047 Baltimore, MD 21279	**Tax Information:** Map and Parcel No.: 102 16 0 016 00

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 of which is hereby acknowledged, **Larence and Davis Properties, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Garrett Brown and Alaina Joelle Brown**, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 805 West Hillwood Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 235412 DEEDWARR
05/28/2019 02:23:55 PM 3 pgs
Fees: $18.00 Taxes: $5,050.50
20190528-0050177

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of May, 2019.

Larence and Davis Properties, LLC, a Tennessee limited liability company

BY: _____ Vice President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Gerald G. Patterson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice-President of Larence and Davis Properties, LLC, a Tennessee limited liability company and as such Vice-President executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 24th day of May, 2019.

_____
Notary Public

My Commission Expires:
10-7-2019

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Horton Heights Section D, as of record in Plat Book 2133, page 78, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Larence and Davis Properties, LLC, a Tennessee limited liability company, by deed dated March 9, 2018 from June Parker Lowe, an unmarried person, of record in Instrument No. 20180313-0023440, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 102 16 0 016 00.
2. All matters appearing on the Plan of record as Book 2133, page 78, Register's Office for Davidson County, Tennessee.