Karen Johnson Davidson County
Batch# 235448 DEEDWARR
05/28/2019 03:00:16 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20190528-0050246

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2019.

Notary Public

My commission expires: 5/20/23

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brittany A. Brown	Wells Fargo Bank	**092-06-0-017.00**
944 31st Ave N	2701 Wells Fargo Way	
Nashville, TN 37209	Minneapolis MN 55467	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Reginald Mckeever, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brittany A. Brown, a single person

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LOT 26, MAP OF GEO. I. WADDEY'S SUBDIVSION OF BLOCKS 16 AND 26 OF MIDWAY, as shown on plat of record in Plat Book 421, Page 55, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Reginald McKeever, an unmarried man by Warranty Deed from Johniene Fentress of record in Instrument No. 20180525-0050199, in the Register's Office of Davidson County, Tennessee, dated May 21, 2018.

Included in the above legal description but specifically excluded from the portion of the property conveyed to Metropolitan Government of Nashville recorded in Instrument No. 20180709-0065882 for the purpose of Agreement for dedication of Public Right-of-Way, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0BR-19544

This is improved property known as **944 31st Ave N, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of May, 2019.

Reginald Mckeever

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, Reginald Mckeever, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of May, 2019.

Notary Public
My Commission Expires: 4-17-23

SolomonParks File No. 19-000111-526

