Box #14
G # 32013-3

WARRANTY DEED

Karen Johnson Davidson County
Batch# 235573 DEEDWARR
05/29/2019 08:50:49 AM 2 pgs
Fees: $13.00 Taxes: $695.60

20190529-0050453

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$188,000.00**

Affiant

Subscribed and sworn to before me, this the **24th** day of May, **2019.**

Notary Public

My commission expires: July 8, 2019

(AFFIX SEAL)

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kevin Barnett **Sierra Barnett**	New Owner	**083-16-017-00**
2704 Fortland Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael D. Brown and Rickey L. Brown Co-Executors of The Robert M. Brown and Juanita B. Brown Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Barnett and Sierra Barnett, 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. 269 on the Plan of Section 3 Forthland Park, of record in Plat Book 2900, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Robert M. Brown and wife, Juanita Brown, by Deed dated July 1, 1965 from Village Builders, Inc. Book 3908, Page 898, Register's Office for Davidson County, Tennessee. The said Robert M. Brown and wife, Juanita B. Brown having Quitclaimed said property to Robert M. Brown and Juanita B. Brown, Trustees of the Robert M. Brown and Juanita Brown Revocable Living Trust, by Quitclaim Deed dated 10/01/1998, of record in Book 11148, Page 707, Register's Office for Davidson County, Tennessee.

The said Robert M. Brown, Trustee and Juanita B. Brown, Trustee, having since died, Juanita B. Brown having predeceased Robert M. Brown on October 6, 2000. Robert M. Brown died on September 16, 2017. Pursuant to the Abstract of Trust for The Robert M. Brown and Juanita B. Brown Revocable Living Trust, the property is vested in Michael D. Brown and Rickey L. Brown as Co-Executors of The Robert M. Brown and Juanita B. Brown Revocable Living Trust.

The conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 2900, Page 8, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Restrictive Covenants contained in instrument of record in Book 2997, Page 394, Register's Office for Davidson County, Tennessee. Note: Said restrictions are not applicable to portions thereof that have already expired.

3) Taxes for 2019, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **2704 Fortland Drive Nashville, TN 37206**

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 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/our hand(s) this **24th** day of **May, 2019.**

Robert M. Brown and Juanita B. Brown Revocable Living Trust

Michael D.Brown Co-Executor

Rickey L.Brown Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert M. Brown and Juanita B. Brown and Revocable Living Trust, Michael D. Brown Co-Executor,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **May, 2019.**

Notary Public

My Commission Expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert M. Brown and Juanita B. Brown and Revocable Living Trust Rickey L. Brown Co-Executor,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **May, 2019.**

Notary Public

My Commission Expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY