THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26107

Karen Johnson Davidson County
Batch# 240066 **DEEDWARR**
06/06/2019 02:42:32 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20190606-0054353

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00.

Jordan L. Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2019

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Thompson	NEW OWNER	MAP
205 Cherokee Road		PARCEL 103-12-0-024.00
Nashville, TN		
(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, **Tipton R. Brown and wife, Katherine E. Brown**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emma Thompson and Matthew Thompson**, WIFE and HUSBAND

Rose

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. 16, Block L on the Plan of Cherokee Park of record in Plat Book 843, Page (s) 2 and 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 16 fronts 60 feet on the Westerly side of Cherokee Road, and runs back 125.45 feet on the Northerly line and 125.26 feet on the Southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Tipton R. Brown and wife, Katherine E. Brown by Warranty deed from Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc., Asset Backed Pass-Through Certificates, Series 2004-R4 under Pooling and Servicing Agreement dated as of May 1, 2004, by AMC Mortgage Services, Inc., Attorney-In-Fact of record in Instrument No. 20060105-0001381 Register's Office for Davidson County, Tennessee, dated December 22, 2005 and recorded on January 05, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **205 Cherokee Road, Nashville, TN .**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BR-17-2057

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 our hand(s) this the 5th day of June, 2019.

Tipton R. Brown by Katherine E. Brown as his Attorney in fact
Tipton R. Brown

Katherine E Brown
Katherine E. Brown

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 ~~Tipton R. Brown~~ *the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named ~~bargainor~~ **, and who acknowledged that she executed the within instrument for the purposes therein contained.

*Katherine E. Brown
**Attorney in Fact

Witness my hand and official seal this the 5th day of June, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 **Katherine E. Brown** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of June, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON