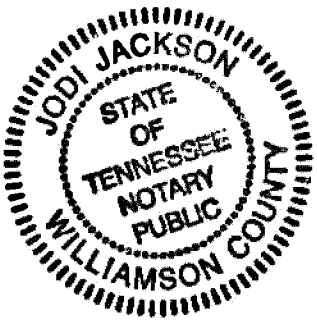
Karen Johnson Davidson County
Batch# 242492 DEEDWARR
06/12/2019 01:10:30 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20190612-0056466

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-24-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jonathan Charles Springer	Jonathan Charles Springer	171 11 0 006.00
(NAME)	(NAME)	
805 Cloverfield Court	805 Cloverfield Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nolan Michael Brown, as Trustee of the Nolan Michael Brown Revocable Trust, dated September 5, 2014**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan Charles Springer**, 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. 32 on the Plan of Cloverland Estates, Section 2, of record in Book 5190, page 185, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to N. Michael Brown and wife, Cynthia C. Brown by Warranty Deed from Goldie G. Ladd and wife, Berta Ladd dated October 21, 1983 and recorded October 24, 1983 in Book 6162, Page 467, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Nolan Michael Brown, as Trustee of the Nolan Michael Brown Revocable Trust, dated September 5, 2014 by Quit Claim Deed from N. Michael Brown dated March 15, 2019 and recorded March 19, 2019 as Instrument No. 201903190024921, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1903958SSO

unimproved ☐

This is improved ☒ property, known as 805 Cloverfield Court, Brentwood, TN 37027

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 hands this 7 day of June, 2019

Nolan Michael Brown, as Trustee of the Nolan Michael Brown Revocable Trust, dated September 5, 2014

BY: _____ Trustee

Nolan Michael Brown

Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Nolan Michael Brown, as Trustee of the Nolan Michael Brown Revocable Trust, dated September 5, 2014, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of June, 2019.

_____

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct cop of the original document executed and authenticated according to law.

_____

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: GRN-1903958SSO