This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 18 day of June, 2019.

Notary Public
My commission expires: 9/18/22

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Karen Johnson Davidson County
Batch# 245955 DEEDWARR
06/20/2019 09:39:42 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20190620-0059455

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ronald G. Brown 2932 Lyndale Dr. Nashville, TN 37207	New Owner	060-07-0 044.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT CLAYTON HARRIS AND KATHRYN HARRIS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RONALD G. BROWN, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Hillhurst Acres, Section V, as of record in Book 2331, Page 136, Register's Office for said County, to which Plan reference is herein made for a more complete and accurate description.

Said Lot No. 74 fronts 140 feet on the east side of Lyndale Drive and extends back between lines measuring 219.5 feet on the north line and 213.4 feet on the row line to an irregular line in the rear measuring 141.7 feet thereon.

Being the same property conveyed to Willie Mae Speck and Robert Clayton Harris and wife, Kathryn Harris, by deed dated 11/30/1995, of record in Book 9874, page 797, Register's Office for said County. The said Willie Mae Speck died on June 1, 1998, and her interest was conveyed to Robert Clayton Harris and Kathryn Harris, husband and wife, by Affidavit of Heirship and Quitclaim Deed dated 12/30/1999, of record in Instrument No. 200001040001024, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2932 Lyndale Dr., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18 day of June, 2019.

Robert Clayton Harris

Kathryn Harris

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Clayton Harris and Kathryn Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of June, 2019.

My commission expires: 9/18/22

Notary Public

