ohnson Davidson County
Batch# 251950 DEEDWARR
07/02/2019 02:48:40 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20190702-0064687

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00. Affiant Subscribed and sworn to before me on July 1 ST, 2019. NOTARY PUBLIC My Commission Expires:

File #2019-220

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Bradley Brown 801 River Pass Madison, TN 37115	SUMMIT FUNDING, INC 2241 HARVARD ST, STE 200 SACRAMENTO, CA 95815	052-12-0-026.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PETER PENROSE, A MARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BRADLEY BROWN,** A SINGLE MAN, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, on the Map of Marlin Meadows, Section No. 3, of record in Plat Book 2133, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot Number 9 begins at a point in the Easterly margin of River Pass, the common front corner of Lots 9 and 10; thence Northeasterly along the River pass 109.60 feet to a point, the beginning of a curve, thence 44.13 feet around said curve, having a radius of 25 feet to a point in the Southerly margin of Peeler Trail, thence South 46 degrees 33 minutes East 183.64 feet along Peeler Trail to a point; thence South 32 degrees 18 minutes West 98.61 feet to a point, the common rear corner of Lots Numbers 9 and 10; thence 210 feet in a Westerly direction to the point of beginning.

Being the same property conveyed to PETER PENROSE, by deed from MUSIC CITY HOLDINGS, LLC, of record in Instrument No. 20190211-0012624, dated February 4, 2019, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.

plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 801 River Pass, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant 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, unless otherwise herein set out; and GRANTOR does further covenant and bind 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.

WITNESS my hand on July 1, 2019.

Grantor:

Peter Penrose

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **PETER PENROSE**, the within named bargainor, 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.

Witness my hand, at office, this 1st day of July, 2019.

My Commission Expires February 26, 2023 Notary Public

My commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY