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 Rutherford

The actual consideration or value, whichever is greater is $480,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 16th day of August, 2019.

Notary Public
My commission expires: 12/1/2020

Karen Johnson Davidson County
Batch# 272891 DEEDWARR
08/19/2019 08:11:31 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20190819-0082493

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Renee M. Brown 1214 N. 6th St. Nashville, TN 37207	New Owner	071-16-0 204.00

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, JASON CONTROY AND ALY SUTTON CONTROY, HUSBAND AND WIFE, AND MICHEAL SUTTON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RENEE M. BROWN, AN UNMARRIED WOMAN, AND MOLLY A. BROWN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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. 110 and the southerly one-half of Lot No. 109, on the plan of Oakwood Park, of record in Book 421, page 12, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 110 and the southerly part of of Lot No. 109 front together 45 feet on the westerly side of North 6th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Jason Controy and Aly Sutton Controy, husband and wife, and Michael Sutton, as tenants in common with right of survivorship, by deed from Duke & Duke, LLC, dated 06/18/2015, of record in Instrument No. 20150622-0059535, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1214 N. 6th St., 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 16 day of August, 2019.

Jason Paul Controy

Alyssa Sutton Controy

MKS by Alyssa Sutton Attorney in fact

Micheal Keith Sutton
BY: Alyssa Sutton Controy as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Paul Controy and Alyssa Sutton Controy, 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 16 day of August, 2019.

My commission expires: 9/18/22

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of August, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Alyssa Sutton Controy with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Micheal Keith Sutton by Specific POWER OF ATTORNEY dated August 8, 2019, and who acknowledged that he executed the same as the free act and deed of Micheal Keith Sutton.

Notary Public

My Commission Expires: 9/18/22

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