This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 277274 DEEDWARR
08/28/2019 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20190828-0086808

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 500,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22th day of August, 2019.

Notary Public

My Commission expires 03/21/23

STEPHANIE COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Valerie Williams-Felder
4287 Little Marrowbone Road
Joelton, TN 37080
SEND TAX BILLS TO:
Valerie Williams-Felder
4287 Little Marrowbone Road
Joelton, TN 37080

MAP AND PARCEL NUMBER: Tax ID #: 03800001300

WARRANTY DEED

19NT00584

Effective the 22th day of August, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James E. Brown, married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Valerie Williams-Felder, a married woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Beginning at a point in the southerly margin of Little Marrowbone Road, said point being G.P. West's northwesterly corner; thence with the line of said G. P. West for the next nine calls as follows: South 23 degrees 30', West 170.0 feet South 2 degrees 00' East 99.0 feet, South 27 degrees 00' East 185.0 feet, South 22 degrees East 120.0 feet South 15 degrees 00' East 114.0 feet, South 11 degrees 00' East 492.0 feet South 66 degrees 30 minutes East 157.0 feet South 18 degrees 00' East 441.0 feet South 65 degrees 00' West 137.0 feet, thence North 43 degrees 15' West 245.0 feet; thence South 10 degrees 00' West 858.0 feet; thence South 16 degrees 00' West 561.0 feet; thence South 79 degrees 00' West 538.0 feet; thence North 30 degrees 00' West 287.1 feet; thence with the line of Hubert Earl Allen for the next twelve calls as follows: North 40 degrees 00' East 269.3 feet North 30 degrees 00' East 184.3 feet, North 24 degrees 00' East 146.0 feet, North 14 degrees 30' East 337.0 feet, North 24 degrees 00' East 162.0 feet, North 20 degrees 00' East 198.0 feet, North 35 degrees 00' East 594.0 feet to a point in the center of Spicewood Branch, following Spicewood Branch and continuing with Hubert Earl Allen line North 10 degrees 30' West 379.0 feet, North 24 degrees 30' West 277.0 feet, North 69 degrees 00' West 126.0 feet, North 45 degrees 15' West 281.0 feet, North 14 degrees 30' West crossing Little Marrowbone Creek 44.5 feet to a point in the southerly margin of Little Marrowbone Road; thence with said road margin North 85 degrees 00' East 327.00 feet and North 72 degrees 30' East 165.0 feet to the beginning, containing 27.5 acres more or less.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to James E. Brown, by Quit Claim Deed from Diane R. Brown, dated 07/19/2004 and recorded 07/30/2004 in Document Number 20040730-0091423, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 4287 Little Marrowbone Rd, Joelton, TN 37080.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 22th day of August, 2019.

James E. Brown

State of **TENNESSEE**
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **James E. Brown** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 22th day of August, 2019..

Notary Public

My commission expires: 7/9/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-24-2016

CERTIFICATE OF AUTHENTICITY

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

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal:

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021