Karen Johnson Davidson County
Batch# 283707 DEEDWARRSP
09/10/2019 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $4,403.00
20190910-0091493

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,190,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE September 9, 2019.

(Affix Seal) Notary Public

My Commission Expires: 4/10/2019

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

2019-791-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TENNESSEE 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gregory Scott Brown and Ashley May Brown 117 Ransom Avenue Nashville, TN 37205	NEW OWNERS	Map/Parcel 104-10-0O-005.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Austin B. Pennington, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto Gregory Scott Brown and Ashley May Brown, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, that 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. 5 on the Plan of Byron Close, as shown on Plat of record as Instrument No. 20131018-0108864, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Austin B. Pennington, his heirs and assigns by Quitclaim Deed from Barlow Builders, LLC, a Tennessee limited liability company, dated March 7, 2018, of record in Instrument No. 20180319-0025407, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2019 have been prorated between the parties and paid with subsequent years' taxes to be assumed by Grantees herein, existing zoning ordinances, building codes, restrictive covenants of record and easements of record.

This is IMPROVED property known as 117 Ransom Avenue, Nashville, TN 37205.

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and assigns, 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 claiming by, through, or under the Grantor, but not further or otherwise.

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 9th day of September, 2019:

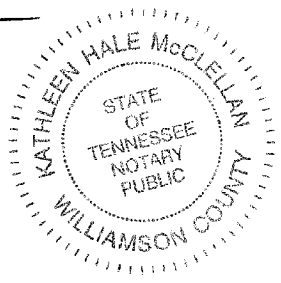
Austin B. Pennington

STATE OF TENNESSEE,
COUNTY OF Davidson

On this 9th day of September, 2019, before me personally appeared Austin B. Pennington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of September, 2019.

Notary Signature
My commission expires: 12-5-2020



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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 according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

