PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: File: 60681 (cwi)
Dav. Co. Box 8

Karen Johnson Davidson County
Batch# 309295 DEEDWARR
10/31/2019 02:22:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191031-0112133

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Catherine Musick 4702A Indiana Avenue Nashville, TN 37209	CapStar Bank 202 Richard Jones Road, Ste A300 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 09111042300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin Brown, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Catherine Musick,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 607 of Block 102 on the Plan of West Nashville No. 1 of record in Book 57, pages 74 and 75, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Mary Catherine Musick and Benjamin Brown, wife and husband, by Warranty Deed from Regal Development, LLC, a Tennessee limited liability company, dated May 31, 2017 and recorded on June 6, 2017, of record in Inst. No. 20170606-0056552, Register's Office for Davidson County, Tennessee.

Description Reference: This description is the same as that used in Grantor's vesting deed.

This is improved property, known as: 4702 A Indiana Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on October 30, 2019.

Benjamin Brown

State of Tennessee
County of Davidson

On October 30, 2019, before me the undersigned authority, personally appeared Jeffrey O. Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

State of Tennessee
County of Davidson

AFFIDAVIT

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to *Tennessee Code Annotated*, Sec. 67-4-409(a)(3)(E).

Affiant

Sworn and subscribed before me on October 30, 2019.

Notary Public

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022