FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch# 338684 **DEEDWARR** 01/06/2020 08:38:51 AM 2 pgs Fees: $13.00 Taxes: $610.50 20200106-0001240	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **165,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **01/02/2020** Notary Public MY COMMISSION EXPIRES: 10/24/20 (AFFIX SEAL)

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2576

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean G. Brown and Elizabeth A. Brown	Dean Brown & Elizabeth Brown	**131-05-0B-413.00**
(NAME) **10 Williams Way**	(NAME) **10 Williams Way**	
(ADDRESS) **Hollis, NH 03049**	(ADDRESS) **Hollis, NH 03049**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Pigskin Properties, LLC, Series F only,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dean G. Brown and Elizabeth A. Brown, a married couple,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit No. 413, on the Plan of Four Seasons Condominiums, a Horizontal Property Regime, created under the Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6841, Page 349, with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominiums as shown on Exhibit "A" to the Master Deed, of

record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Pigskin Properties, LLC, Series F only by Deed dated November 29, 2007 from John Braswell, recorded December 4, 2007, in Instrument Number 20071204-0140297, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **413 Summit Ridge Place, Nashville, TN 37215**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **January, 2020.**

Pigskin Properties, LLC, Series F only

John Braswell

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named John Braswell, whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Member and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Pigskin Properties, LLC, Series F only.

WITNESS my hand and official seal this 2nd day of January, 2020.

NOTARY

MY COMMISSION EXPIRES: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY