Karen Johnson Davidson County
Batch# 351734 DEEDWARR
02/03/2020 08:29:06 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20200203-0011907

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William A. Brown, III P.O. Box 70390 Nashville, TN 37207	William A. Brown, III P.O. Box 70390 Nashville, TN 37207	082040-048.00

THIS INDENTURE, made this 31st day of January, 2020 between

William A. Brown, Jr. aka William Brown, Jr., unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

William A. Brown, III, unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A 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. 229 and the northerly 9 feet of Lot No. 228 on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for said county.

Said Lot No. 229 and the northerly part of Lot No. 228 front together front together 40 feet on the easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to William Brown, Jr. by Quitclaim Deed dated 2/6/2017 from Cynthia Nordone, Esq., as Guardian for Bessie Brown of record in Instrument No. 20170210-0013947, and also by Quitclaim Deed dated 5/8/2015 from Ella Moore and Ruby Parker of record in Instrument No. 20150514-0044363, and also by Affidavit of Heirship of record in Instrument 20010125-00077, and corrected and amended in Instrument No. 20200203-0011906 **Register's Office for Davidson County, Tennessee.**

This is (X) improved ( ) unimproved property known as: 1111 North 7th Street, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

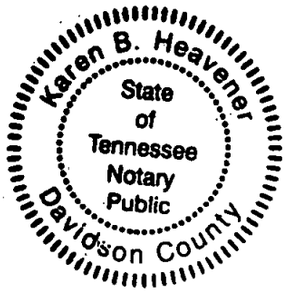
William L. Brown Jr.
William A. Brown Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William A. Brown, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of January, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $100,000.00.

William L Brown Jr.
Affiant

Sworn to and subscribed before me, this 31st day of January, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023

