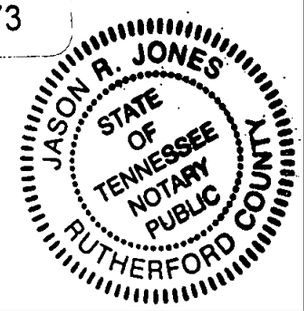
Karen Johnson Davidson County
Batch# 360993 DEEDWARR
02/21/2020 09:16:49 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20200221-0019273

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me this the 20th day of February, 2020.

Notary Public

My commission expires: 12/1/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alexandria G. Ross Alexander Lange	Quicken Loans, Inc.	072-10-0-089.00
1011 Spain Avenue	1050 Woodward Avenue	
Nashville, TN 37216	Detroit, MI 48226-1906	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JACOB R. BROWN AND KATHERINE S. BROWN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDRIA G. ROSS, A SINGLE WOMAN AND ALEXANDER LANGE, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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 the East 1/2 of Lot No. 6 on the Map of Bush Spain's Subdivision of Pt Zack, Stull Lands of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of lot fronts 50 feet on the North side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Jacob R. Brown and Katherine S. Brown, husband and wife by Warranty deed from Phillip R. Miller, married of record in Instrument No. 20130719-0075176 Register's Office for Davidson County, Tennessee, dated July 18, 2013 and recorded on July 19, 2013.

Being the same property conveyed to Jacob R. Brown and Katherine S. Brown, husband and wife by Quitclaim deed from Jacob R. Brown and Katherine S. Brown, Trustees of the Jacob and Katherine Brown Living Trust dated June 27, 2019 of record in Instrument No. 20190927-0098748 Register's Office for Davidson County, Tennessee, dated September 24, 2019 and recorded on September 27, 2019.

Being the same property conveyed to Jacob R. Brown and Katherine S. Brown, husband and wife by Quitclaim deed from Jacob R. Brown and Katherine S. Brown, Trustees of the Jacob and Katherine Brown Living Trust dated June 27, 2019 of record in Instrument No. 20190927-0098748 Register's Office for Davidson County, Tennessee, dated September 24, 2019 and recorded on September 27, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1011 Spain Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of February, 2020.

Jacob R. Brown

Katherine S. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jacob R. Brown and Katherine S. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of ~~February, 2020.~~

Notary Public

My Commission Expires: 5-3-21

