THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 388785 DEEDWARR
04/21/2020 08:52:40 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200421-0041448

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
LESA BROWN CHAD BROWN 2628 TINNIN ROAD GOODLETTSVILLE, TN 37072	PRIME LENDING, A PLAINS CAPITAL COMPANY 18111 Preston Road, Suite 900 Dallas, Texas 75252	003-00-0-006.00 003-00-0-008.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMANDA FRUECHTEMEYER a/k/a AMANDA BROWN TINNON, married,** has this day bargained and sold, and does hereby transfer and convey unto the said **CHAD WILLIAM BROWN and LESA RENEE BROWN, husband and wife,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract No. 1:

Land in the 10th Civil District of Davidson County, Tenn., described according to a survey made by L. B. Petty, County Surveyor for Smith County, dated September 20, 1957, as follows:

BEGINNING at a point in the center line of Tinnin Road near the most westerly corner of the property conveyed to Odie Johnson by deed from D. C. Matthews and wife, of record in Book 116, page 282, Register's Office for said County; thence with the center of said road, North 47 deg. west 145 feet to a point; thence leaving said road, South 45 deg. West 420 feet to a point; thence North 46 deg. 30' West 311 feet to a point; thence South 87 deg. West 561 feet to a point; thence North 1 deg. 45' West and crossing Tinnin Road, 1351 feet to a point, thence South 88 deg. East 195 feet to a point; thence South 40 deg. East 30 feet to a point; thence South 80 deg. East 100 feet to a point; thence South 84 deg. East 180 feet to a point; thence North 50 deg. East 180 feet to a point; thence South 45 deg. East 40 feet to a point; thence South 89 deg. 30' East 74 feet to a point; thence South 33 deg. 15' East 236 feet to a point; thence South 5 deg. 15' West 245 feet to a point; thence South 14 deg. 30' East 229 feet to a point; thence South 51 deg. 45' East 303 feet to a point; thence South 58 deg. 30' East 318 feet to a point in the northerly margin of a private road; thence along the margin of said road, South 28 deg. West 372 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4563, PAGE 654, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract No. 2:

BEGINNING at a point in the center of a Pike, the Southeast corner of this tract, being a corner of the lands of W. A. Jones, likewise being the southeast corner of a tract of 32.5 acres, more or less, partitioned to J. H. Hackney in a deed from W. A. Jones, et al, of record in Book 1764, page 464, Register's Office for said County; thence along Jones' west line, North 6 deg. East 370 feet to a point; thence North 79 deg. West 205 feet to a point; thence South 6 deg. West 370 feet to the center line of said Pike; thence with center line of said Pike, South 79 deg. East 205 feet to the point of beginning.

Being the same property conveyed to FRANK R. TINNON, JR. AND WIFE, PRISCILLA BROWN TINNON, by deed from BANK OF GOODLETTSVILLE, A TENNESSEE BANKING CORPORATION, of record in Book 6830, page 155, dated April 11, 1986, said Register's Office. The said Frank R. Tinnon, Jr. having since died on or about July 13, 2003 leaving Priscilla Brown Tinnon the surviving tenant by the entirety. The said Priscilla Brown Tinnon having since died testate on or about January 20, 2020, leaving said property to AMANDA BROWN TINNON, pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 20P-256.

The said AMANDA BROWN TINNON and AMANDA FRUECHTEMEYER being one and the same person.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §206-2-307 or other similar statute.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$325,000.00**.
Subscribed and sworn to before me
this 17th day of April, 2020.
My Commission Expires: 1/25/22

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25, 22

Affiant

Notary Public

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 17th day of April, 2020.

AMANDA FRUECHTEMEYER,
a/k/a Amanda Brown Tinnon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin Freeman Park, a Notary Public in and for said County and State, **AMANDA FRUECHTEMEYER, a/k/a Amanda Brown Tinnon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17th day of April, 2020.

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES

NOTARY PUBLIC

My Commission Expires: 1/25/2022