THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 401043 **DEEDWARR**
05/15/2020 12:57:16 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20200515-0050758

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $195,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2020.

Notary Public
My Commission Expires: 1/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Michael E. Brown and Marquetta Stewart-Brown 9511 Eldwick Dr Brentwood, TN 37027	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 052-13-0A-031.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADY A. BURBA, A MARRIED MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MICHAEL E. BROWN AND MARQUETTA STEWART-BROWN, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 31, as shown on the map entitled Condominium Site Plat, Phase One, River Glen Planned Unit Development, of record in Plat Book 6900, page 671, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRADY A. BURBA, A SINGLE MAN, by deed from SHAWN R. AUSTIN AND NOEL S. AUSTIN, of record in Instrument No. 20070801-0091632, dated July 27, 2007, said Register's Office.

Leah Burba, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.

This is improved property commonly known as: **2742 Penn Meade Drive, Nashville, TN 37214**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # W-9B-EXP-20-2742

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2020.

Brady A. Burba
BRADY A. BURBA

Leah Burba
LEAH BURBA

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRADY A. BURBA AND LEAH BURBA**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of May, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: _____