THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426722

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $435,000.00.

M. Shane Fitzgerald
Affiant

Subscribed and sworn to before me, this 29th day of May, 2020.

Janderson
Notary Public
My Commission Expires: ____

Karen Johnson Davidson County
Batch# 408662 **DEEDWARR**
06/01/2020 03:16:09 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20200601-0056214

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Nixon 1205 Alfred Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 102-14-0-116.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Keith Brown, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Nixon, unmarried**, ("Grantee"), his 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 Lot(s) 4 , as shown on the map entitled The Marchetti Company Property, of record in Plat Book 9700, page 213, 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 BRIAN BROWN AND KRISTI BROWN, HUSBAND AND WIFE, by deed from JOSEPH P. AGEE AND WIFE, SHANNON B. AGEE, of record in Instrument No. 20050512-0053716 , dated May 9, 2005 , said Register's Office.

Being further conveyed to BRIAN KEITH BROWN by quitclaim deed from KRISTI LYNN HOILMAN BROWN of record in Instrument No. 20120326-0025608, dated March 7, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 102-14-0-116.00.

Matters shown on the Plan of record in Plat Book 9700, page 213, said Register's Office.

This is improved property located at 1205 Alfred Drive Nashville TN 37205

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2020.

Brian Keith Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Keith Brown, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021