Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 424950 DEEDWARR
06/24/2020 11:55:57 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20200624-0068133

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

G-P-20-516B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/22/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darren Brown and Faith Brown	Same as Owner	
(NAME)	(NAME)	**091-13-0C-002.00-CO**
516 B Eastboro Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTHA ELLEN CHRISTOPHER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARREN BROWN AND FAITH BROWN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land In Davidson County, Tennessee, being Unit B, together with the appurtenant Interest in the common elements of 516 Eastboro Drive Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20140327-0025472, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "C to the aforementioned Declaration, and being located upon Lot No. 19 on the Plan of E. Brown,Trustee's Subdivision of an 18 acre tract on Charlotte Pike, of record in Plat Book 332, page 126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha Ellen Christopher, unmarried by Warranty deed from Jean Lafitte Designs, LLC of record in Instrument No. 20140814-0073474 Register's Office for Davidson County, Tennessee, dated August 13, 2014 and recorded on August 14, 2014.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 126, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140327-0025472, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20140408-0029158, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **516 B Eastboro Drive, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this the 19th DAY OF JUNE, 2020.

Martha Ellen Christopher by Kate Nyquist, Attorney in Fact
Martha Ellen Christopher by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARTHA ELLEN CHRISTOPHER, and who acknowledged he/she/they executed the same as the free act and deed of the said MARTHA ELLEN CHRISTOPHER.

Witness my hand and official seal, this the 19th of June, 2020.

Notary Public
My Commission Expires: 5-3-21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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Nashville, TN 37212