This Instrument Was Prepared By:
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Attorneys At Law
P.O. Box 11187
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 444024 **DEEDWARR**
07/27/2020 09:21:18 AM 5 pgs
Fees: $28.00 Taxes: $2,812.00



20200727-0081826

Address New Owner As & Send Tax Bills To:

Charles D. Brown and wife, Linda T. Brown
1043 Ridgeview Drive
Nashville, TN 37220

Parcel Identification Number:

14508000600

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Joseph Howell and wife, Ashley Brown Howell** (hereinafter collectively referred to as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Charles D. Brown and wife, Linda T. Brown** (hereinafter collectively referred to as the "Grantees"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefitting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantees, their heirs and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantors covenant that they are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except as herein set forth; and the Grantors will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantors and Grantees are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 17th day of July, 2020.

Joseph Howell

Ashley Brown Howell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $760,000.00.

Kimberly H. Wayman
Affiant

Subscribed and sworn to before me, this the 17th day of July, 2020.

WILLIAM R. BLANKENSHIP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

William R. Blankenship
Notary Public For The State Of Tennessee
My Commission Expires: April 17, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Howell and Ashley Brown Howell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and notarial seal at office, this 17th day of July, 2020.

William R. Blankenship
Notary Public For The State Of Tennessee
My Commission Expires: April 17, 2023

WILLIAM R. BLANKENSHIP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Lealand Manor Third Addition, a part of the Overton Lea Estate, of record in Plat Book 2439, Page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Joseph Howell and wife, Ashley Brown Howell, by quitclaim deed from Kenneth L. Campbell, Trustee, of record as Instrument No. 20121016-0094910, Register's Office for Davidson County, Tennessee.

This is improved property known as 1043 Ridgeview Drive, Nashville, Tennessee 37220.

Exhibit B

Exceptions

1. Restrictive covenants of record in Book 1081, Page 233, Register's Office of Davidson County, Tennessee, as amended in an instrument of record in Book 1635, Page 424, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of Lealand Manor Third Addition, of record in Plat Book 2439, Page 280, Register's Office for Davidson County, Tennessee.

3. Easements for utilities serving the premises herein described.