THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35864-10-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me this 13th day of November, 2020. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas C. Brown, India C. Graves 1307 Norvel Avenue Nashville, TN 37216	SWBC 9311 San Pedro #100 San Antonio, TX 78216	Map and Parcel No.: 06115021100

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, **Jacob M. Dougher and Bergen Rosvold**, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas C. Brown and India C. Graves, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1307 Norvel Avenue, Nashville, TN 37216.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 517926 **DEEDWARR**
11/17/2020 10:47:43 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00

20201117-0135383

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of November, 2020.

Jacob M. Dougher by George E. Mudter, Jr., his attorney-in-fact

Bergen Rosvold by George E. Mudter, Jr., her 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, George E, Mudter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jacob M. Dougher, and he is authorized by Jacob M. Dougher to execute this instrument on his behalf.

Witness my hand, at office, this 13th day of November, 2020.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E, Mudter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Bergen Rosvold, and he is authorized by Bergen Rosvold to execute this instrument on her behalf.

Witness my hand, at office, this 13th day of November, 2020.

Notary Public

My Commission Expires

10-2-2023

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the east half of Lot No. 26 all of Lot No. 27 and the westerly 20 feet of Lot No. 28 on the Plan of M. N. Youngs Inglewood Annex, as of record in Book 547, page 197, (erroneously referred to as page 797 on prior deed) Register's Office for Davidson County, Tennessee.

Said part of Lot No. 26 all of Lot No. 27 and part of Lot No. 28 fronts together 95 feet on the northerly side of Norvel Avenue, and run back, 128 feet 8 inches more or less on the westerly line and 127 feet 6 inches more or less on the easterly line to a dead line, measuring 95 feet thereon.

Being the same property conveyed to Jacob M. Dougher and Bergen Rosvold, by deed dated December 18, 2017 from Danny E. McCollum and wife, Deborah A. McCollum, of record in Instrument No. 20171219-0129300, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 547, page 197, Register's Office for Davidson County, Tennessee.