Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1531

Karen Johnson Davidson County
Batch# 519586 DEEDWARR
11/20/2020 02:23:08 PM 2 pgs
Fees: $13.00 Taxes: $1,394.90
20201120-0136960

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric Brown and Ruth Ann Brown, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anna Leigh Vammen, an unmarried woman and Jerome Pillow, an unmarried man, as tenants in common with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Hedgewood Hills, Section 1, as shown on Plat of record in Plat Book 2900, page 135, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Said Lot No. 42 fronts 97.19 feet on the northerly side of Vanoke Drive and extends back on the easterly line 429.3 feet and 336.0 feet on the westerly line to a line in the rear on which it measures 181.0 feet.

Being the same property conveyed to Eric Brown and Ruth Ann Brown, husband and wife by deed from Richard J. Ruhl, dated August 31, 2016, of record in Inst No. 20160908-0094781, Registers Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 714 Vanoke Drive, Madison, TN 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Anna Leigh Vammen	CapStar Bank	042-13-0-029.00
714 Vanoke Drive	2002 Richard Jones Road Ste A300	
Madison, TN 37115	Nashville, TN 37215	

WITNESS THE EXECUTION HEREOF this 17th day of November, 2020.

Eric Brown

Ruth Ann Brown

State of Tennessee)
County of Davidson)

On this 17th day of November, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Eric Brown and Ruth Ann Brown, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 377,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of November, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON