This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P20-1163-D

Karen Johnson Davidson County
Batch# 537185 DEEDWARR
12/17/2020 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20201217-0149575

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Bruce E. Brown
608 North Graycroft Avenue
Madison, TN 37115

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lola Ann Hester, unmarried,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jillian J. Arciero Brown and Bryan Brown, wife and husband, and Bruce E. Brown, a married man, as Tenants in Common with the right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Monroe County, State of Tennessee, described as follows, to-wit:

Lying and being in Davidson County, Tennessee, being Lot No. 13 on the plan of Section One, Morning View Subdivision, of record in Book 2133, Page 95, in the Register's Office of Davidson County, Tennessee.

Said Lot front 110 feet on the easterly margin of Graycroft Avenue and extends back 339.41 feet on the northerly line and 350.56 feet on the southerly line to a dead line in the rear measuring 137 feet thereon.

Being the same property conveyed to Hubert Dwane Hester and wife, Lola Ann Hester by deed from Brownie Fay Grimes, dated February 17, 2006, of record in Instrument Number 20060223-0021183, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to H & L Hester Family Limited Partnership by Quitclaim Deed from Hubert Dwane Hester and wife, Lola Ann Hester, dated February 17, 2006, of record in Instrument Number 20060223-0021185, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Hubert Dwane Hester and wife, Lola Ann Hester by deed from H & L Hester Family Limited Partnership, dated June 22, 2009, of record in Instrument Number 20090623-0058366, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Lola Ann Hester, upon the death of her husband, Hubert Dwane Hester, by reason of their tenancy by the entirety.

This property is subject to the right of way of North Graycroft Avenue.

This property is subject to an Agreement for Dedication of Easement for sanitary sewers, storm drainage, water mains and appurtenances in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6297, Page 90, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters as shown on plat of record in Plat Book 2133, Page 95, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved ( ) Improved property known as 608 North Graycroft Avenue, Madison, TN 37115

THIS CONVEYANCE IS SUBJECT TO: 2020 Monroe County Taxes which have been prorated and assumed by Grantor;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 11th day of December, 2020.

Lola Ann Hester

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 Lola Ann Hester, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of December, 2020.

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2020.

Notary Public

My Commission Expires: 5/23/2023

Map & Parcel: 042 070 067.00

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024