WARRANTY DEED

Karen Johnson Davidson County
Batch# 540107 **DEEDWARR**
12/22/2020 12:12:05 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20201222-0152177

Y-SB-HG-20-2853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Karen Heavener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2020.

Tammy D. Mellons
Notary Public

MY COMMISSION EXPIRES: 1/8/2024

(AFFIX SEAL)

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
William A. Brown, III	CapStar Bank	
(NAME)	(NAME)	
2853 Buena Vista Pike	2002 Richard Jones Rd, Ste 300A	**070-02-0-062.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37215	
(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, **KELLI RUSSELL, A SINGLE WOMAN, AND CARMEN D. FLEMINGS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM A. BROWN, III, UNMARRIED MAN,** 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 Lot No. 10 on the Plan of The Final Plat of Section Two, Shawnwood of record in Plat Book 6050, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carmen D. Flemings, unmarried by Warranty deed from Ronald K. Jackson, unmarried of record in Instrument No. 20011113-0124248 Register's Office for Davidson County, Tennessee, dated October 30, 2001 and recorded on November 13, 2001.

Being the same property conveyed to Kelli Russell and Carmen D. Flemings by Quitclaim deed from Carmen D. Flemings, an unmarried person of record in Instrument No. 20180220-0015623 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 20, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 87, 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: **2853 Buena Vista Pike, Nashville, Tennessee 37218**.

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 21st DAY OF DECEMBER, 2020.

Kelli Russell

Carmen D. Fleming by Kelli Russell, Attorney-in-Fact

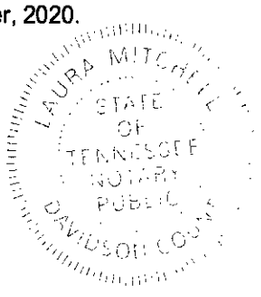
Durable Power of Attorney filed of record December 2, 2020 in Instrument No. 20201202-0139786, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLI RUSSELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLI RUSSELL, 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 CARMEN D. FLEMINGS, and who acknowledged he/she/they executed the same as the free act and deed of the said CARMEN D. FLEMINGS.

Witness my hand and official seal, this the 21st of December, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

