BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 543873 DEEDWARR
12/31/2020 10:51 27 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20201231-0155003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
5025 Hillsboro Pike 1B, LLC	SAME	
(NAME) 5025 Hillsboro Pike Unit 1C	(NAME)	131 01 0D 002.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **BRUCE E. BROWN AND MELANIE M. BROWN, TRUSTEES OF THE BROWN FAMILY REVOCABLE TRUST U/T/A DATED NOVEMBER 7, 2013 AND ANY AMENDMENTS THERETO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **5025 HILLSBORO PIKE 1B, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1-C, also known as Unit 2, on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, Page 4 and as described in Master Deed establishing a horizontal property regime with respect to Georgetown Condominium of record in Book 5211, Page 325, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bruce E. Brown and Melanie M. Brown, Trustees, and any Successor Trustees, of the Brown Family Revocable Trust U/T/A Dated November 07, 2013, and any amendments thereto, by Quitclaim Deed from Bruce E. Brown and wife, Melanie M. Brown, of record in Instrument No. 20131113-0117137, in the Register's Office of Davidson County, Tennessee, dated November 07, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5025 Hillsboro Pike Unit 1C, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hand this 28th day of December, 2020

THE BROWN FAMILY REVOCABLE TRUST U/T/A DATED NOVEMBER 7, 2013

BY: _____

BRUCE E. BROWN, TRUSTEE

BY: _____

MELANIE M. BROWN, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Bruce E. Brown and Melanie M. Brown with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of THE BROWN FAMILY REVOCABLE TRUST U/T/A DATED NOVEMBER 7, 2013, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 28th day of December, 2020.

Commission expires: 10/2/23

_____

Notary Public