This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $410,000.00.

Affiant

Subscribed and sworn before me this the 14 day of May, 2021.

Notary Public
My commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Karen Johnson Davidson County
Batch# 639103 **DEEDWARR**
05/18/2021 03:24:39 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20210518-0067374

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brandon L. Brown 46 Twin St Nashville, TN 37209	new owner	091-14-0 015.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN R. PURCELL AND REBECCA A. PURCELL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRANDON BROWN, unmarried hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being The Northerly part of Lot No. 123 on the Plan of West Nashville Heights of record in Plat Book 332, Page 127, in the Register's Office for Davidson County, Tennessee, and the southerly half of Alley # 1518 closed by Bill No. 093-713 of the Metropolitan Government of Nashville and Davidson County, said part of Lot fronts 50.5 feet on the Northerly side of access road adjoining formerly Twin Street and extends back between lines 94.5 feet on the easterly line and 100.3 feet of the westerly line to a line in the rear measuring 50 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE:

Beginning at a point on the western line of the property owned, the common line with property owned by Paule E. Rigby, et ux, of record in Book 4469, Page 146, Register's Office for Davidson County, said point being on then northern proposed right of way of Relocated Twin Street, and being 6,050 meters (19.85 feet) left of Relocated Twin Street survey centerline station 2+017.419; thence northeasterly direction with a curve to the left having a radius of 2,793,950 meters (9,166.48 feet) along the proposed right of way of Relocated Twin Street, an arc length of 12,459 meters (40.876 feet) to a point 6.050 meters (19.85 feet) left of Relocated Twin Street, survey centerline station 2+046,607; thence north 73 degrees 36 minutes 37 seconds east along the proposed right of way of Relocated Twin Street, and being 3.065 meters (10.056 feet) on the eastern line of the property owned, the common line with property owned by Janie D. Lewis, of record in Book 4542, Page 91, and being 6,050 meters (19.85 feet) left of Relocated Twin Street survey centerline station 2+049.672; thence south 05 degrees 15 minutes 20 seconds east along the common line, and being 3.776 meters (12,390 feet) to a point on the southeastern corner of the property, the common corner with property owned by Janie D. Lewis, said point being on the northern existing right of way of Twin Street, and being 2,500 meters (8.20 feet), more or less, left of Relocated Twin Street survey centerline station 2+049.000, more or less; thence south 74 degrees 23 minutes 58 seconds west along the existing right of way of Twin Street, and being 15,489 meters (50,816 feet) to a point located on the southwestern corner of the property, the common corner with property owned by Paule E. Rigby, et ux, and being 2,500 meters (8.20 feet); more or less, left of Relocated Twin Street survey centerline station 2+033.800, more or less; thence north 05 degrees 15 minutes 20 seconds west along the common line, and being 3.587 meters (11.768 feet) to the Point of Beginning, containing 56,000 square meters (603 square feet), more or less.

Being the same property conveyed to Steven R. Purcell and Rebecca A. Purcell, by deed dated 09/16/2016, from Stephanie Pugh, unmarried, of record in Instrument No. 20160926-0100914, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 46 Twin St, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DAV 8B KUT 2146

Witness my hand this the 14 day of May, 2021.

Steven R. Purcell

Rebecca A. Purcell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven R. Purcell and Rebecca A. Purcell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of May, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022