Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Name and Address of New Owner:
James Aaron Brown and Crystal Lynn Brown
3073 Bluffhollow Gap
Nashville, TN 37013

Send Tax Bills To:
FirstBank
722 Columbia Avenue
Franklin, TN 37064

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 173-08-0A-126.00-CO

Karen Johnscn Davidson County
Batch# 708258 DEEDWARR
09/01/2021 11:15:49 AM 2 pgs
Fees: $13.00 Taxes: $1,483.70

20210901-0117811

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Douglas A. Swilley and PaulAnne S. Swilley, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Aaron Brown and Crystal Lynn Brown, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Final Plat, Section Four, Deer Valley, "Cluster Lot Subdivision", a Planned Unit Development, of record in Plat at Instrument No. 20061012-0126729, 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 Douglas A. Swilley and PaulAnne S. Swilley, husband and wife by Warranty deed from Lifestyle Home Builders. Inc., a Tennessee Corporation of record in Instrument No. 20140411-0030756 Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 11, 2014. (Value of consideration shown in aforementioned deed $218,618.00.)

Being also known as 3073 Bluffhollow Gap, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of August, 2021.

(SEAL)
Douglas Anthony Swilley

(SEAL)
PaulAnne S. Swilley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Douglas Anthony Swilley and PaulAnne S. Swilley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand and seal this 30th day of August, 2021.

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $401,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of August, 2021.

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 9-30-2024

File No. 2021-1795