Karen Johnson Davidson County
Batch# 856252 DEEDWARR
05/16/2022 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $4,754.50
20220516-0056262

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

File #22-DM-0925-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Reese and Lauren Reese	**CMG Mortgage, Inc**	
(NAME)	(NAME)	
2206B 11th Avenue South	**3160 Crow Canyon Road, Ste 400**	**118 01 0 338.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**San Ramon, CA 94583**	
(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, **ANDREW T. BROWN AND AMANDA N. BROWN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL REESE AND LAUREN REESE, HUSBAND AND WIFE** 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 the Westerly 50 feet of Lot No. 27 on the Plan of Idlewild of record in Plat Book 161, Page 120, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 27 fronts 50 feet on the Southerly side of Halcyon Avenue and runs back 150 feet, more or less, on the Easterly line and 151 feet on the Westerly line, with the Easterly margin of 10th Avenue South, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Andrew T. Brown and Amanda N. Brown, husband and wife, by Warranty Deed from Constance A. Sinclair, unmarried, of record in Instrument No. 20110817-0063420, in the Register's Office for Davidson County, Tennessee, dated August 15, 2011 and recorded on August 17, 2011.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Idlewild, as recorded in Plat Book 161, Page(s) 120 .
*Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 716, Page 763.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **925 Halcyon Avenue, Nashville, TN 37204**.

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 6th day of May, 2022.

Andrew T. Brown

Amanda N. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2022, before me personally appeared Andrew T. Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of May, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2022, before me personally appeared Amanda N. Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of May, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 6th day of May, 2022.

Affiant Signature
Date 05/06/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

