WARRANTY DEED

414.40
11.00

Davidson County DEEDWARR
Recvd: 03/23/01 13:44 2pgs
Fees:11.00 Taxes:414.40

20010323-0028243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Piccione	Jason Piccione	064-16-0/C/029.00 CO
(NAME) 604 Selsey Cour	(NAME) 604 Selsey Court North	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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,

Hugh B. Brooks as Trustee and individually and Carolyn B. Brooks, as Trustee and individually

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason P. Piccione and wife, Katherine E. Piccone

, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 110 on the Plan of Section One, Wembley Downs, of record in Plat Book 7900, Page 301, said Register's Office.
SAID Lot No. 110 fronts 38.50 feet on the easterly margin of Selsey Court North and extends back 100.00 feet on the northerly line and 100.00 feet on the southerly line to a dead line in the rear measuring 38.50 feet thereon.

Being the same property conveyed to Hugh Brooks and wife, Carolyn Brooks Revocable Trust, by Quitclaim Deed from Hugh Brooks and wife, Carolyn Brooks dated May 7, 1998 and filed for record in Book 10929, page 610, Register's Office for Davidson County, Tennessee. Also of record in Book 10610, page 756, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 604 Selsey Court North, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 7th day of March, 2001.

Hugh B. Brooks, Trustee

Carolyn B. Brooks, Trustee

Hugh B. Brooks , individually

Carolyn B. Brooks, individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Hugh B. Brooks and Carolyn B. Brooks, who acknowledged themselves to be the Trustees respectively of **Error! Bookmark not defined.**, Hugh B. Brooks and Carolyn B. Brooks Revocable Trust who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of March, 2001.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Judith C. Jacobs Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 3/7/2001, before me personally appeared Hugh B. Brooks and wife, Carolyn B. Brooks to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of March, 2001.

Commission expires: September 20, 2004

Judith C. Jacobs Notary Public