WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/02/04 15:30 2pgs
Fees:13.00 Taxes:380.73

20040202-0012712

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Joseph Godfrey	Arthur Joseph Godfrey	Map 73-16
(NAME) 212 Cumberland Trace	(NAME) Same	Group A
(ADDRESS) Nashville, TN 37214	(ADDRESS)	Parcel 212.00
(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,

Telenia Brooks and Husband Chad E. Brooks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arthur Joseph Godfrey, a Married Man, 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:**

Being Lot No. 212B on the Plan of CUMBERLAND TRACE, as of record in Plat Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in THE CUMBERLAND TRACE HOMEOWNER'S ASSOCIATION, all as described in Book 6218, page 528, said Register's Office.

Being the same property conveyed to D. Elaine Thompson, Unmarried by deed from Paul D. Billingham and Wife, Sherry L. Billingham of record in Deed Book 7062, page 775, Register's Office for said County.

Said D. Elaine Thompson having since died grantee Telenia Brooks is her only heir law pursuant to an Affidavit of Heirship of record in Instrument Number 20040202 0012710, Registe'rs Office for said County.

The said Telenia Brooks is joined in this conveyance by her husband Chad E. Brooks to waive and convey any and all intertest he may have in said property.

Plat sets out said property is subject to HOA.

Restrictive Covenants of record in Deed Book 6218, Page 528, Register's Office of said County.

HOA as shown of record in Deed Book 6218, Page 528, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 212 Cumberland Trace, Nashville, TN 37214

(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 30th day of January, 2004.

Telenia Brooks

Telenia Brooks

Chad E. Brooks

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Telenia Brooks and Chad E. Brooks the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/30/2004

My Commission Expires: 1-23-06

Notary Public



File Number24010155
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122