WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$124,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 03/04/07
(AFFIX SEAL)

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/29/04 14:18 2pgs
Fees:13.00 Taxes:462.13

20040329-0035026

THIS INSTRUMENT WAS PREPARED BY
, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany M. Brooks	Tiffany M. Brooks	162-10-0-166.00
(NAME)	(NAME)	
537 Brookview Estates Drive	537 Brookview Estates Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN	Antioch, TN 37013	
(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, Grand Capital Investments, LLC, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Tiffany M. Brooks, 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. 15 on the plan of Brookview Estates, Section 2, as of record in Book 4460, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany M. Brooks by Deed from Grand Capital Investments, LLC dated _____ and filed for record in Book _____, page _____, Register's Office for Davidson County, Tenenssee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 4460, page 163, Register's Office for Davidson County, Tennessee.

b) Restrictive Covenants as of record in Book 4689, page 561 and Book 4636, page 317, said Register's Office.

c) Easements as of record in Book 5431, page 94; Book 5383, page 624; Book 5023, page 208; Book 5016, page 4 and Book 4723, page 945, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 537 Brookview Estates Drive, Antioch, TN 37013

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of March, 2004.

Grand Capital Investments, LLC

By: _____, Chief Manager

Grand Capital Investments, LLC

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Tom Hennig Horesh (name), with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Manager (title) of Grand Capital Investments, LLC (co. name), the within named bargainor(s), a corporation, and that as such Chief Manager (title) of Grand Capital Investments, LLC (co. name), are duly authorized and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 24th day of March, 2004

Commission expires:

02/09/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.