WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/05 14:21 2 pgs
Fees:13.00 Taxes:370.00

20050303-0023767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.

(AFFIX SEAL)

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

Our File No. 1556

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YaKeshia Y. Brewster	Realty Mortgage Corporation	162-3-259
(NAME)	(NAME)	
4149 Apache Trail	215 Katherine Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Flowood, MS 39232	
(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, Stonebrook Investments, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YaKeshia Y. Brewster, an Unmarried Woman, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: Being Lot Number 196, on the Plan of Haywood Hills, Section III, as of record in Plat Book 4460, Page 164, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stonebrook Investments, Inc., by Special Warranty Deed dated November 25, 2003, from Homecomings Financial Network, Inc., a Delaware Corporation, as of record in Instrument No. 20031126-0171722, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4149 Apache Trail, 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.

Witness my hand this 28th day of February, 2005.

Stonebrook Investments, Inc.

By: Terry Mears, as President

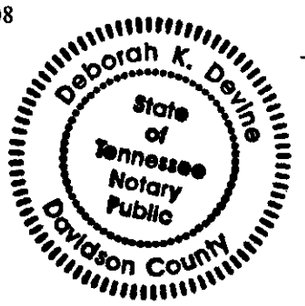
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Terry Mears with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Stonebrook Investments, Inc., and that he/she as such of President of Stonebrook Investments, Inc., executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2005.

Commission expires: November 22, 2008



Deborah K. Devine Notary Public