Return To: Infinity Title, LLC
404 BNA Dr. #307
Nashville, TN 37217
05-0177

WARRANTY DEED

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 178,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~January 25, 2008~~ 5/30/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina Brooks	OWNER	**162-06-0 235.00**
(NAME) **204 Delvin Drive**	(NAME) 1307 Eastland Ave.	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Nashville, TN 37206	
(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, I, **Sharon K. Brantley**, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gina Brooks**, unmarried 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. 8, on the Plan of Valley Green Subdivision, as of record in Book 44, 60, Pages 96 and 97, said Register's Office.

Said Lot No. 8 fronts 64.7 feet on the northerly margin of Delvin Drive, and runs back 145 feet on the westerly sideline, and 147.4 feet on the easterly sideline, and measures 75.16 feet across the rear lot line.

Shirley Pollock executes this instrument on behalf of Sharon K. Brantley as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20050308-0025307, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Sharon K. Brantley** by deed of record in, Instrument 20021011-0124807, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **204 Delvin 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.

Davidson County DEEDWARR
Recvd: 03/08/05 10:13 2 pgs
Fees:13.00 Taxes:473.60
20050308-0025308

Witness **my/our hand(s)** this **28th day of February, 2005**.

X Sharon K. Brantley, by Shirley Pollock HHy in fact

Sharon K. Brantley

State of Tennessee County of Davidson

On this 28th day of February, 2005 before me personally appeared Shirley Pollock, the person who executed the foregoing instrument on behalf of Sharon K. Brantley, and acknowledged that she executed the same as the free act and deed of the said ~~Shirley Pollock~~ Sharon K. Brantley through Power of Attorney granted her, by the said Sharon K. Brantley.

Angela M. Lake
Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.