WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/05 10:29 2 pg:
Fees:13.00 Taxes:397.75

20051108-0135154

STATE OF TENNESSE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11/03/2005

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHELBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

THIS INSTRUMENT WAS PREPARED BY:
STEVEN G. WATERS, ATTORNEY
Hallmark Title Company 100 Bluegrass Commons Blvd. Suite 115 Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Harris	**nBank Mortgage**	**81-11 48.00**
(NAME) **1709 21st Avenue North**	(NAME) **55 Merchant Street, Suite 300**	
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Cincinnati, OH 45246**	
(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, **Allen L. Brooks, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Harris, a married man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 289 ON THE PLAN OF T.J., J.M., AND G.W. HARDING'S SUBDIVISION AS OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 289 FRONTS 50 FEET ON THE WESTERLY SIDE 21ST AVENUE NORTH, FORMERLY ESTRELLA STREET AND RUNS BACK BETWEEN PARALLEL LINES 158 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ALLEN L. BROOKS BY SPECIAL WARRANTY DEED FROM JP MORGAN CHASE BANK, AS TRUSTEE, RECORDED ON THE 25TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040825-0102828, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to taxes which have been assumed by Grantee, any and all restrictions of record, all easements of record, any visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

☐ Unimproved
☒ This is Improved property known as: **1709 21st Avenue North, Nashville, TN 37208**

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 our hand this **11/03/2005**

Allen Brooks

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, A Notary in and for said County and State, duly commissioned and qualified, personally appeared Allen L. Brooks, to me known, or proved on the basis of satisfactory evidence, to be the ones described in and who executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this **11/03/2005**

Commission expires: _____

Notary Public

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/03/2007