WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$55,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2005

Notary Public

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

Davidson County DEEDWARR
Recvd: 11/28/05 09:20 2 pgs
Fees:13.00 Taxes:203.50
20051128-0142433

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doug Brooks	Trader's National Bank of Tullahoma, Tennessee	052-01-0-285.00
(NAME)	(NAME)	
737 Madison Blvd.	120 North Jackson Street	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Tullahoma, TN 37388	
(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, Noble Properties, Inc., hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Doug Brooks, a married person, 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. 1, Block L, on the plan of **Power & Roth's Madison Park Subdivision,** as of record in Plat Book 843, page 7, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Noble Properties, Inc., by Deed from Ray Perry and Mildred J. Perry, husband and wife, dated October 11, 2005 and filed for record in Instrument No. 20051017-0124957, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ray Perry and Mildred J. Perry, husband and wife, by Deed from William T. Ferguson and Karen D. Ferguson and Kerry D. Ferguson, husband and wife, dated January 23, 1989 and filed for record in Book 7759, page 160, Register's Office for Davidson County, Tennessee.

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 843, page 7, Register's Office for Davidson County, Tennessee.

b) Sewer and Storm Easement of record in Book 3405, page 318, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 737 Madison Blvd., Madison, TN 37115
(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 16th day of November, 2005.

Noble Properties, Inc.

By: _____

Noble Properties, Inc.

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Lane Wallace (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 President (title) of Noble Properties (co. name), the within named bargainor(s), a corporation, and that as such President (title) of Noble Properties (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 18th day of November 2005.

Commission expires: 03/04/07

_____

Notary Public

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