File Box 78

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/06 09:51 2 pgs
Fees:13.00 Taxes:1036.00
20060321-0032136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$280,000.00**

Karen E. Hoff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17TH DAY OF MARCH, 2006.**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **JOHN DAVID GILLESPIE** | PROVIDENCE HOME LOANS | **83-9-281** |
| (NAME) | (NAME) | |
| **403 NORTH 15TH STREET** | | |
| (ADDRESS) | (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, WE, **TAMERA LYN BROOKS, UNMARRIED ARCHIE L. BROOKS AND WIFE, PATRICIA M. BROOKS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN DAVID GILLESPIE, a single 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. 21 ON THE PLAN OF J. J. TABLE TRACT OF RECORD IN BOOK 421, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TAMERA LYN BROOKS, UNMARRIED, AND ARCHIE L. BROOKS AND WIFE, PATRICIA M. BROOKS BY DEED FROM STEVEN M. FORD AND JEFF C. ESTEPP, BOTH UNMARRIED OF RECORD IN BOOK 10277, PAGE 964 DATED NOVEMBER 27, 1996 AND RECORDED DECEMBER 3, 1996 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **403 NORTH 15TH STREET, NASHVILLE, TN 37206**

(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 **our hands** this **17th day of March, 2006.**

Patricia M. Brooks by Tamera Lyn Brooks Attorney-in-Fact
**PATRICIA M. BROOKS**
**By Tamera Lyn Brooks, Attorney-in-Fact**

Tamera Lyn Brooks
**TAMERA LYN BROOKS**

Archie L. Brooks by Tamera Lyn Brooks Attorney-in-Fact
**ARCHIE L. BROOKS**
**By Tamera Lyn Brooks, Attorney-in-Fact**

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Tamera Lynn Brooks**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Archie L. Brooks and Patricia M. Brooks** as Attorney-In-Fact, as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **17th day of March, 2006.**

Commission expires: **July 19, 2006**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

**JUSTIN TATUM** Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Tamera Lynn Brooks** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **17th day of March, 2006.**

Commission expires: **July 19, 2006**

**JUSTIN TATUM** Notary Public

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008