WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,680.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

CAROL L. McARTHUR
NOTARY
PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/19/06 11:19 2 pgs
Fees:13.00 Taxes:483.52

20060719-0087083

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris Gene Hannah, Jr.	Morris Gene Hannah, Jr.	161-11-0-E-002.00CO
(NAME)	(NAME)	
5258 Village Way	5258 Village Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Laura J. Brookhart, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morris Gene Hannah, Jr. and wife, Virginia Hannah and Brittney Hannah, 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. 25 on the Plan of Villages of Brentwood, Phase VIII, Section II, as of record in Plat Book 7900, Page 57, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laura J. Brookhart by Deed from Charles T. Price and wife, Barbara A. Price, of record in Instrument No. 20040120-0007355, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 57; charter of record in Book 6158, page 352, Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593; restrictions of record in Book 7231, page 789, Book 6143, page 11, Book 8507, page 831 and Book 7582, page 816; by-laws of record in Book 7231, page 809; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5258 Village Way, Nashville, TN 37211
(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 30th day of June, 2006.

Laura J Brookhart

Laura J. Brookhart
By: Chauncey Scates, her attorney in fact
Power of attorney of record in Instrument No.
20060719-0087082, Register's Office
for Williamson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Chauncey Scates, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Laura J. Brookhart, the within named bargainor, and that Chauncey Scates as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Laura J. Brookhart, the within named bargainor by the said Chauncey Scates as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of June, 2006.

CAROL L. McARTHUR NOTARY PUBLIC LAWRENCE WILLIAMSON COUNTY, TN

Carol L. McArthur
Notary Public

My Commission Expires:
July 30, 2008