WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/14/08

(AFFIX SEAL)

ANDREW P. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 02/06/07 11:21 2 pgs
Fees:13.00 Taxes:1026.94
20070206-0015410

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hewitt B. Brooks	(Owner)	
(NAME)	(NAME)	**MAP 82-8**
952 Mansfield Street		
(ADDRESS)	(ADDRESS)	**PARCEL 362**
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, **GIACHERY LIZARRAGA AND HOLLEY SEALS-LIZARRAGA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEWITT B. BROOKS AND WIFE, LAUREN BROOKS,** 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:

Land in Davidson County, Tennessee, Being Lot No. 11 in Olwill's Addition to East Nashville of record in Plat Book 57, page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the south side of Mansfield Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Giachery Lizarraga and Holley Seals-Lizarraga, husband and wife, by deed from Jack Foster filed for record May 17, 2004 in Instrument No. 20040517-0057389, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 57, page 134, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 952 Mansfield 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 31st day of January, 2007.

Giachery Lizarraga

Holley Seals-Lizarraga

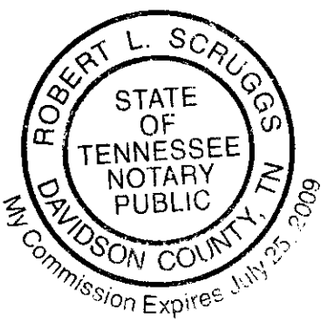
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Giachery Lizarraga and Holley Seals-Lizarraga, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2007.

Commission expires:



Notary Public