File No. 280100507

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/04/08 10:42 2 pgs
Fees:13.00 Taxes:673.40
20080204-0011211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Brooks	~~Jonathan Brooks~~	
(NAME) 1493 Timber Ridge Circle	(NAME) New Owner	MAP/PARCEL 172-04-0A-112.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, Matthew Benjamin Carlson, a married man and Wife, Katrina L. Carlson**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Brooks and Franklin Carver, as tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE(S), 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. 42, Phase Three on the Plan of HIGHLANDS OF BRENTWOOD, as of record in Plat Instrument 200109200101749, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew Benjamin Carlson, a single man by Deed dated 9/24/2004 from Lori Soules, A Single Person of record in Instrument No. 200409290116992, recorded 9/29/2004, Register's Office for said County.

The said Matthew Benjamin Carlson having since married joins in this conveyance by his Wife, Katrina L. Carlson to convey any and all rights she may have in this property.

Subject to all matters as set forth per Plat Instrument No. 200109200101749, Register's Office of said County.

Sewer Easement as shown of record in Deed Book 7461, Page 805, Register's Office for said County.

Access Easement as shown of record in Deed Book 11189, Page 612, Register's Office for said County.

Bell South Easement as shown of record in Deed Book 11608, Page 467, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11595, Page 872, Register's Office for said County.

Quit Claim to Homeowner's Association for open space as shown of record in Instrument No. 200408270103643, Register's Office for said County.

By-Laws as shown of record in Deed Book 11356, Page 815, Deed Book 11629, Page 906, Instrument No. 200211210144877, Instrument No. 200207220087704, Register's Office for said County.

Restrictive Covenants of record in Deed Book 11189, Page 612, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1493 Timber Ridge Circle, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 31st day of January, 2008.

Matthew Benjamin Carlson

Katrina L. Carlson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Matthew Benjamin Carlson, a married man and Wife, Katrina L. Carlson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 1/31/2008.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

File Number: 280100507

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212