WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVDISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Sharavon Youree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. Exp. 3/21/09

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Youree Jr.	Charles Youree Jr.	Map 145-10
(NAME)	(NAME)	
1315 Otter Creek Road	1315 Otter Creek Road	Parcel 29
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **MELISSA MARIE BROOKS (F/K/A MELISSA MARIE PARK) AND HUSBAND, WESTLEY SCOTT BROOKS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES YOUREE JR. AND WIFE, SHARAVAN YOUREE,** 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. 128 on the Plan of Tyne Valley Estates, Section 9, of record in Plat Book 3700, pages 65-66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melissa Marie Park by deed from Daniel P. Smith and wife, Lisa M. Smith, of record in Instrument #20050406-0037834, said Register's Office. Melissa Marie Park has since married and is now known as Melissa Marie Brooks.

Westley Scott Brooks joins in executing this deed solely to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 3700, pages 65-66, said Register's Office; (c) all easements of record, including the sewer easement of record in Book 7767, page 578, said Register's Office; (d) all restrictions of record, including the restrictive covenants of record in Book 3788, page 404, Book 3813, page 383, Book 3899, page 267, Book 3935, page 239, Book 4016, page 632, Book 4173, page 193, Book 4225, page 185 and Book 8529, page 154, said Register's Office; and (e) all applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1315 Otter Creek Road, Nashville, TN 37215
(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.

Davidson County DEEDWARR
Recvd: 02/11/08 10:38 2 pgs
Fees:13.00 Taxes:2349.50

20080211-0013638

Witness my hand this 6TH day of February, 2008.

Melissa Marie Brooks

Westley Scott Brooks

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Marie Brooks, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at PITTSBURGH (City), Pennsylvania this 6TH day of February, 2008.

Commission expires:

NOTARIAL SEAL
ELAINE C RYAN
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Nov 28, 2009

Elaine C. Ryan
Notary Public

NOTARY PUBLIC
ELAINE C. RYAN
COMMONWEALTH OF PENNSYLVANIA

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Westley Scott Brooks, the bargainor, 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 PITTSBURGH (City), Pennsylvania this 6TH day of February, 2008.

Commission expires:

Elaine C. Ryan
Notary Public

NOTARIAL SEAL
ELAINE C RYAN
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Nov 28, 2009

NOTARY PUBLIC
ELAINE C. RYAN
COMMONWEALTH OF PENNSYLVANIA