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Davidson County DEEDWARR
Recvd: 06/02/08 09:43 2 pg
Fees:13.00 Taxes:657.86

20080602-0055572

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $177,800.00

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2008.

Notary Public

My commission expires: 2-8-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John D. Brooks **Dustin J. Brooks**	SunTrust Mortgage, Inc.	062020A32600CO
3137 Barksdale Drive	1001 Semmes Avenue	
Nashville, Tennessee 37214	Richmond, VA 23224	

FOR AND IN 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 ACKNOWLEDGE, WE,

Andreas Claus, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John D. Brooks and Dustin J. Brooks, both 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. 298 on the plan of River Trace Estates, Phase 2, Section 6, of record in Inst. No. 20010605-0058138 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Andreas Claus and wife, Carol Claus, by instrument executed July 30, 2002, which is of record as Inst. No. 20020802-0092772, Register's Office for Davidson County, Tennessee. Carol Claus passed away August 31, 2002, leaving Andreas Claus as the surviving tenant by the entirety.

THIS conveyance is subject to matters on the plan of record in Inst. No. 20010605-0058138 Register's Office for Davidson County, Tennessee; and, subject to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, restrictions, conditions, and/or easements of record against said property, which are of record in said Register's Office; especially to matters of record in Book 6851 page 370; Book 6851 page 363; Book 6892 page 747; Book 1163 page 341; Book 2022 page 82; Book 3959 page 595; Book 7030 page 798; and, Book 7907 page 168, said Register's Office.

This is improved property known as 3137 Barksdale Drive, Nashville, Tennessee 37214

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 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 convenant 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/our hand(s) this 29th day of May, 2008.

Andreas Claus

Andreas Claus

Single

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Andreas Claus,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **May, 2008.**

William B. Gregory

Notary Public

My Commission Expires: 3-30-2010

