# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090047571 DEEDWARR
Recvd: 07/15/09 11:16 2 pgs
Fees: 13.00 Taxes: 628.63
20090715-0066243

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Atomic Closing and Escrow Services, LLC, P.O. Box 60888, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harold V. Watkins | Regions Bank d/b/a Regions Mortgage | 032-09-0 099.00 |
| (NAME) | (NAME) | |
| 2173 Quail Ridge Drive | P.O. Box 2153 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Birmingham, AL 35287-2520 | |
| (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, David Brooks and wife, Diana Brooks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold V. Watkins, 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:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Quail Ridge, Section Three, of record in Plat Book 7900, Page 160, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to David Brooks and Diana Brooks, husband and wife, by Warranty Deed dated January 7, 2004 from Harrison H. Driver III and Sherry D. Driver of record in Instrument Number 20040113-0005363, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 2173 Quail Ridge Drive, Nashville, TN 37207

(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 26th day of June, 2009.

David Brooks

Diana Brooks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

DAVID BROOKS and DIANA BROOKS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor (s), with whom I am personally acquainted or 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 and official seal this 26th day of June, 2009.

MY COMMISSION EXPIRES 11/14/09

Commission expires:

LORNA A. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public 6/26/09

**RETURN TO:**

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206