WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2009. Notary Public MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
William D. Brooks and Stephanie A. Brooks	New Owner	
(NAME)	(NAME)	
2956 Primrose Circle		117-3-61
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **JON HAZELIP, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM D. BROOKS AND WIFE, STEPHANIE A. 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 part of Lot No. 3 of Block "D" on the plan of Belmont Terrace Annex No. 4, of record in Book 974, page 97, Register's Office for said County, more particularly described in a survey by John Kohl, dated July 2, 1975, as follows:

BEGINNING at a point in the westerly margin of Primrose Circle, said point being the common corners of Lots No. 2 and 3; thence with the line between said Lots North 86° 58' West 118.9 feet to a point, (previous deeds have described this distance as 120 feet) said point being the northeasterly corner of that part of Lot No. 3 which was sold to the State of Tennessee, by an instrument of record in Book 4799, page 375, said Register's Office; thence South 17° 47' East 85.2 feet to a point, which is in the northerly margin of a 30 foot street (abandoned); thence easterly along the northerly line of said 50 foot street (abandoned) to a point at the beginning of a curve; thence around said curve having a radius of 20 feet; thence in a northerly direction to the point of beginning, said survey above referred to shows the southerly line of the lot, along the northerly margin of said 50 feet street (abandoned) to be 97.6 feet and shows the easterly line of the lot along the westerly margin of Primrose Circle to be 50 feet, to the point of intersection of said 50 foot Street (abandoned) and Primrose Circle if both lines were extended, but fails to disclose the length of said lines to the point of the beginning of the curve, and likewise fails to disclose the distance around said curve.

Being the same property conveyed to Jon Hazelip, married by deed from William Douglas Robertson, Co-Conservator of the Estate of Patricia Carol Robertson, unmarried, of record as Instrument No. 20090501-0039927, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) All matters appearing on the plan of record in Book 974, page 97, Register's Office for said County; (c) Sanitary sewer and/or storm drainage easement and any temporary construction easement of record in Book 3983, page 197, Register's Office for said County; and (d) Mortgage Loan Inspection dated August 26, 1996 by John Kohl & Company, P.C., including a 30 foot minimum building setback line from Primrose Circle, a 15 foot minimum building setback line from a 50 foot street (abandoned), the south line, and a 15 foot permanent electric power transmission line and sanitary sewer easement along the west rear line.

This is not the principal place of residence of the Grantor named herein or his spouse.

BILL GARRETT, Davidson County
Trans:T20090059945 DEEDWARR
Recvd: 09/01/09 15:29 2 pgs
Fees:13.00 Taxes:924.63
20090901-0082148

unimproved ☐

This is improved ☒ property, known as 2956 Primrose Circle, Nashville, TN 37212

(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 my hand this 25th day of August, 2009.

Jon Hazelip

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon Hazelip, 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 Nashville, Tennessee this 25th day of August, 2009.

John Gregory Hardeman Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 4, 2013

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