File Number: RT10815
RETURN TO
THIS INSTRUMENT PREPARED BY:
Resource Title Agency, Inc. (Tennessee Division)

2630 Elm Hill Pike #350

Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20090081214 DEEDWARR
Recvd: 12/01/09 15:59 2 pgs
Fees:13.00 Taxes:341.14
20091201-0110053

Address New Owner(s)
Marcus Brooks
402 Lemont Dr.
Nashville, TN 37216

Send Tax Bills To:
MARCUS BROOKS
402 LAMONT DR
NASHVILLE, TN 37216

Map & Parcel Nos.:
061-05-0-A 021.00 CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 6th **day of** November, 2009, by and between **Frank R. McCool**, MARRIED party of the first part, and **Marcus Brooks**, UNMARRIED party of the second part,

WITNESSETH: That for and in consideration of **NINETY TWO THOUSAND TWO HUNDRED AND 00/100 DOLLARS ($92,200.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Real estate located in Davidson County, Tennessee, described as follows:

Being Unit No. 40 as created and established by the Master Deed and By-Laws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase II, of record in Book 6900, Page 764, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7654, Page 439, said Register's Office, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to Frank R. McCool by Warranty Deed from Wachovia Bank, NA, dated April 1, 2009 and recorded on April 20, 2009 in Instrument No. 20090420-0035633, said Register's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part of the day and year first above written

Frank R. McCool by Karen McCool his attorney in fact

Frank R. McCool by Karen McCool
his attorney in fact

KAREN McCOOL

Karen McCool

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby certify, that on this **6th** day of **November**, **2009** before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Karen McCool** to me known to be the person who executed the foregoing instrument in behalf of **Frank R. McCool** as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **Frank R. McCool .**

Witness my hand and official seal this 6th day of November, 2009.

Notary Public

THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 2013

My Commission Expires:
July 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **6th** day of **November, 2009** before me personally appeared **Karen McCool** known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

Notary Public

THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 2013

My Commission Expires:
July 8, 2013

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual
consideration for this transfer or value of the property transferred, whichever is greater is, **$92,200.00**,
which amount is equal to or greater than the amount which the property transferred would command at a
fair and voluntary sale.

Frank R. McCool by Karen McCool his attorney in fact

Affiant

Subscribed and sworn to before me, this 6th **day of** November, 2009.

Notary Public
My Commission expires July 8, 2013

THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 2013

PROPERTY ADDRESS:
402 Lemont Drive
Nashville, TN 37216