BILL GARRETT, Davidson County
Trans:T20100029733 DEEDWARR
Recvd: 05/18/10 09:11 3 pgs
Fees:18.00 Taxes:525.40
20100518-0038123

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010166

**Send Tax Bills To:**
New Owner

**New Owner is:**
James E. Crague, Jr.
1604 Comanche Run
Madison, TN 37115

MAP: 053-14-0A

PARCEL: 004.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Christopher H. Brooks and wife Cassandra Griggs**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James E. Crague, Jr. unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of The Woods of Neeley's Bend, Phase I, a Planned Unit Development, as of record in Plat Book 9700, page 928, as revised in Plat Book 9700, page 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Christopher H. Brooks and wife, Cassandra Griggs, by Warranty Deed from Hearthside Homes, LLC, an Indiana Limited Liability Company, dated 1/31/00 and recorded 2/3/00 in Instrument Number 20000203-0011588, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE WOODS OF NEELEY'S BEND, PHASE 1, as recorded in Plat Book 9700, Page(s) 928 and Plat Book 9700, Page 997, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such as covenants, conditions or restrictions violate 42 USC 3604 (c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such as covenants, conditions or restrictions violate 42 USC 3604 (c).

Easement recorded in Book 6932, Page 22 and Book 7358, Page 637.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee. The Grantor does further

**covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14th Day of May, 2010.

GRANTOR:
Christopher H. Brooks by
Bernice Burns his attorney-in-fact

**Christopher H. Brooks by Bernice Burns,**

**Attorney-in-Fact**

**Cassandra Griggs**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Bernice Burns** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Christopher H. Brooks,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument No *_____, of the said Register's Office of Davidson County, Tennessee.
*20100518003812 2

Witness my hand and seal on this the 14th Day of May, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

**Notary Public**
My Commission Expires: 7-29-13

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cassandra Griggs** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of May, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

**Notary Public**
My Commission Expires: 7-29-13

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

**Affiant**

**SWORN TO** and subscribed before me this 14th day of May, 2010.

NOTARY PUBLIC
My commission expires:

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013