Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/19/10 15:57 3 pgs
Fees:18.00 Taxes:222.00
20100719-0056459

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $60,000.00

LeeAnn Maloney
Affiant

Subscribed and sworn to before me, this 14th day of July, 2010.

Notary Public
My commission expires: ~~02/11/13~~ 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-1006-36586

Address of New Owner:	Send Tax Bills to:	Tax Information
Doug Brooks 9248 Brushboro Dr. Brentwood, TN 37027	Same	074-12-0 054.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret C. (Susie) Sowell, Joyce Lee Cochran, James A. Marshall, Jr., Todd Maurer Marshall, Shannon Radwick, Michael Shayne Cochran, Stephanie Dawn Newman, all of the Heirs at Law of Edna Amy Marshall, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Doug Brooks, hereinafter called the Grantees, their successors 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. 623 on the Plan of Section Six, Hermitage Hills, of record in Book 3300, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James A. Marshall and wife, Edna M. Marshall by deed from Fred D. Moses and wife, Anna W. Moses, dated July 26, 1963, recorded July 29, 1963, of record in Book 3610, Page 91, Register's Office for Davidson County, Tennessee. James A. Marshall and wife, Edna M. Marshall having since died. James A. Marshall having died on or about May 3, 1989. Edna M. Marshall subsequently died intestate on or about March 16, 2008 leaving as her Heirs at Law Jacquelyn Carole Newman, Margaret C. (Susie) Sowell, Joyce Lee Cochran, James a Marshall, Jr. and Todd Maurer Marshall. Jacquelyn Carole Newman subsequently died intestate on or about October 2, 2009, leaving three adult children as her sole heirs at law, namely Shannon Radwick, Michael Shayne Cochran and Stephanie Dawn Newman.
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 413 Bonnawood Dr., Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of July, 2010.

Margaret C Sowell
Margaret C. Sowell

Joyce Lee Cochran by Margaret C Sowell
Joyce Lee Cochran
By: Margaret C. Sowell, Attorney in Fact

James A. Marshall by Margaret C Sowell
James A. Marshall, Jr.
By: Margaret C. Sowell, Attorney in Fact

Todd Maurer Marshall by Margaret C Sowell
Todd Maurer Marshall
By: Margaret C. Sowell, Attorney in Fact

Shannon Radwick by Margaret C Sowell
Shannon Radwick
By: Margaret C. Sowell, Attorney in Fact

Michael Shayne Cochran by Margaret C. Sowell
Michael Shayne Cochran
By: Margaret C. Sowell, Attorney in Fact

Stephanie Dawn Newman by Margaret C Sowell
Stephanie Dawn Newman
By: Margaret C. Sowell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret C. Sowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of July, 2010.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission expires: 2/11/13

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 Margaret C. Sowell (aka Susie Sowell), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Joyce Lee Cochran, James A. Marshall, Jr., Todd Maurer Marshall, Shannon Radwick, Michael Shayne Cochran and Stephanie Dawn Newman, and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville TN, this 14th day of July, 2010.

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission Expires: 2/11/13

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 9/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY