BILL GARRETT, Davidson County
Trans:T20100055708 DEEDWARR
Recvd: 09/07/10 09:18 2 pgs
Fees:13.00 Taxes:159.10
20100907-0070654

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $43,000.00

Subscribed and sworn before me this the 26th day of August, 2010.

Affiant

(Affix Seal)

Notary Public

My Commission Expires 1-6-14

JENNIFER A. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

2010327

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Joel Norton
2310 Sheridan Road
Nashville, TN 37206

Send tax bills to:
New Owner

Map 82-3, Parcel 43

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Teena Colebrook

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Joel Norton and wife, Sandra Norton

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 99, on the Plan of Sharpe and Horns Subdivision, Second Addition, of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Teena Colebrook, by Quitclaim Deed from Teena Colebrook, former member of Brookwood, LLC, of record in Instrument No. 20090817-0076987, dated 08/04/2009, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20090904-0083444, said Register's Office. Also being all of the same property conveyed to Brookwood, LLC, by deed from Teena Colebrook, unmarried, of record in Instrument No. 20040521-0060026, dated 05/10/2004, said Register's Office.

Subject to taxes for the year 2010, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 1117 Joseph Avenue, Nashville, TN, 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 23 day of August, 2010.

Teena Colebrook

STATE OF CALIFORNIA

COUNTY OF SAN LUIS OBISPO

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Teena Colebrook , , 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 23 day of August, 2010.

My commission expires: 3-19-2013

Notary Public

HARALD R. BROWN
Commission # 1840884
Notary Public - California
San Luis Obispo County
My Comm. Expires Mar 19, 2013

HARALD R. BROWN
Commission # 1840884
Notary Public - California
San Luis Obispo County
My Comm. Expires Mar 19, 2013