WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100079079 DEEDWARR
Recvd: 12/16/10 09:28 2 pgs
Fees:13.00 Taxes:366.30

20101216-0099937

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $99,000.00.

Affiant

Subscribed and sworn to before me this 10th day of December, 2010.

Notary Public
My Commission expires: 01/07/2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Judith Y. Lord	Bank of America, N.A.	074-12-0-054.00
413 Bonnawood Drive	101 South Tryon Street	
Hermitage, TN 37076	Charlotte, NC 28255	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Douglas A. Brooks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Judith Y. Lord, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located 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 Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Doug Brooks, from The Heirs-at-Law of Edna A. Marshall, by deed on July 14, 2010, of record in Instrument Number 20100719-0056459, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 10, Register's Office Davidson County, Tennessee.

This is improved property known as: **413 Bonnawood Drive, Hermitage, TN 37076**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 our hands this December 10, 2010.

Douglas A. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Douglas A. Brooks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 10, 2010

My commission expires 8/23/11

Notary Public

