WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/11 10:08 2 pgs
Fees:13.00 Taxes:403.30
20110426-0031714

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$109,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of April, 2011.

Notary Public
My Commission expires: 9-9-14
(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:
Jason M. Whitehouse	BB&T	061-12-0-173.00
4205 Kennedy Avenue	301 College Street	
Nashville, TN 37216	Greenville, SC 29601	

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 **Jason M. Whitehouse, unmarried,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of the north parts of Lots Nos. 5 and 6 on the unrecorded subdivision of John L. Kennedy, Jr., Subdivision of the east part of Lot No. 3 on the Map of the Dr. William William's Farm, being of record in Plan Book 2, page 128, of the Chancery Court at Nashville, as follows:

Beginning at a point in the westerly margin of Kennedy Avenue 200 feet south of the south margin of Riverwood Drive; thence westerly parallel to the south margin of Riverwood Drive, 194 feet, more or less to a point; thence southerly 59.8 feet; thence easterly parallel to Riverwood Drive 194 feet, more or less to the westerly margin of Kennedy Avenue; thence northerly along said Avenue 61 feet to the beginning.

Being the same property conveyed to Douglas A. Brooks, married, from Kenneth Sprott, Executor of the estate of Annie Ruth Spott and Nancy Diane Wilson and Emily Catheryn Wellman, as beneficiaries under the will of Annie R. Spott, by deed on September 10, 2010, of record in Instrument Number 20100916-0073875, 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 2, page 128, Register's Office Chancery Court at Nashville County, Tennessee.

This is improved property known as: **4205 Kennedy Avenue, Nashville, TN 37216**

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 April 25, 2011.

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 April 25, 2011

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Brooke Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9-9-14

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON