BILL GARRETT, Davidson County
Trans:T20110024800 DEEDWARR
Recvd: 04/27/11 14:11 2 pgs
Fees:13.00 Taxes:543.90
20110427-0032303

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jordan L. Brooking
4648 Cather Court
Nashville, TN 37214

MORTGAGEE
Acopia, LLC
306 Northcreek Blvd, #100
Goodlettsville, TN 37072

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 062-02-0-B
PARCEL 253.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Forrest Mathis, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jordan L. Brooking and wife, Leslie A. Brooking,** hereinafter called the Grantees, their heirs 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. 168 on the Plan of Abbington Park, a Planned Unit Development, Phase One, Section Five, of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Forrest Mathis by Substitute Trustee's Deed from MCC TN, LLC as Substitute Trustee, dated October 7, 2010 and filed of record in Instrument No. 20101014-0082310, Register's Office for Davidson County, Tennessee.

This is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20030213-0020075, and in Instrument No. 20060202-0012846; By-Laws of record in Instrument No. 20030303-0027406; Charter of record in Instrument No. 20030303-0027405; Quitclaim Deed of record in Instrument No. 20060202-0012845; Stormwater Detention Agreement of record in Instrument No. 20030109-0004246; Easement of record in Instrument No. 20060811-0098951; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20060113-0005368, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4648 Cather Court Nashville, TN 37214.**

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 and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 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 our hands this 20th day of April, 2011.

Forrest Mathis

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Forrest Mathis, 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 20th day of April, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater for this transfer is $147,000.00.

AFFIANT

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this 22nd day of April, 2011.

NOTARY PUBLIC

My Commission Expires: 01.8.12