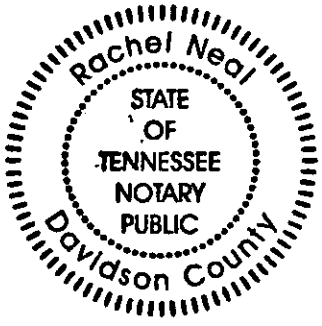
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **7th** day of **October, 2011**

Notary Public

MY COMMISSION EXPIRES: 07/08/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coury Combs and Gabriel Combs	New Owners	08301023600
(NAME)	(NAME)	
1021 Petway Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Jeffrey S. Brock**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Coury J. Combs and Gabriel Combs**, 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:

*husband **C. ***and Gary Eberhard and wife, Joan Eberhard

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Petway's Subdivision of Lot No. 7 of Hobson Property, as of record in Plan Book 2, page 42, Chancery Court at Nashville, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey S. Brock by Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated March 21, 2006 and filed of record on March 24, 2006 in Instrument Number 20060324-0033547, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1021 Petway Avenue, Nashville, TN 37206

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, has 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.

BILL GARRETT, Davidson County
Trans:T20110063562 DEEDWARR
Recvd: 10/12/11 08:31 2 pgs
Fees:13.00 Taxes:925.00
20111012-0079109

Witness our hands this **7th** day of **October, 2011**

Jeffrey S. Brock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Jeffrey S. Brock**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **7th** day of **October, 2011**

Notary Public

My commission expires: 7/3/12

