BILL GARRETT, Davidson County
Trans:T20120013942 DEEDWARR
Recvd: 02/27/12 10:37 2 pgs
Fees:13.00 Taxes:323.75
20120227-0016583

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Billie Common
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2012.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES 01/01/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

File No.: ALW-AV-12-1205

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas W. Dembling	NEW OWNER	72-6-319.00
(NAME)	(NAME)	
215 W. 88th St., Apt. 12F		
(ADDRESS)	(ADDRESS)	
New York, NY 10024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, MARY LOU BROOKS, A WIDOW, herein after called the Grantor, have bargained and sold, and by these presents do transfer and convey unto, NICHOLAS W. DEMBLING, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

Being Lot No. 3 on the Map showing Jones & Land's Subdivision of a part of Lot 41, on the Map of Kenmore, of record in Book 332, Page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 65 feet on the Westerly side of Foster Street and runs back between parallel lines 180.72 feet to a dead line in the rear.

Being the same property conveyed to Marion Huffaker Brooks and wife, Mary Lou Brooks by Warranty Deed from C. R. Land and J. S. Jones, recorded on the 6th day of September, 1950 in Deed Book 1880, Page 373, in the Register's Office of Davidson County, Tennessee. Marion Huffaker Brooks died on March 9, 1991.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1205 Kenmore Place, Nashville, TN 37216
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 24th day of February, 2012.

Mary Lou Brooks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Lou Brooks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of February, 2012.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171