G-23983-4
Box 14-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/6/14
(AFFIX SEAL)

DEBORAH M. O'NEIL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120040109 DEEDWARR
Recvd: 06/01/12 08:35 2 pgs
Fees:13.00 Taxes:1221.00
20120601-0047469

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion S. Kraft	New Owner	Map 117-11-0-M
(NAME)	(NAME)	
1510 Demonbreun St., Apt. 508		Parcel 002.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JULIA D. BROOKS AND SPOUSE, LARRY J. BROOKS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARION S. KRAFT,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit B of Amanda Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Amanda Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 201105310041250, Register's Office for Davidson County, Tennessee, said declarations being amended in Instrument No. 20120320-0023582 and in Instrument No. 20120601-0047468, said Register's Office, and to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Amanda Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 201105310041250, and Bylaws appended thereto as Exhibit "C", and as amended in Instrument No. 20120320-0023582 and in Instrument No. 20120601-0047468, said Register's Office are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Julia D. Brooks and spouse, Larry J. Brooks, by Deed from Lester B. Glover, Jr. and spouse, Mary S. Glover, of record in Instrument No. 200308010109332, Register's Office for Davidson County, Tennessee and being the same property conveyed to Julia D. Brooks and spouse, Larry J. Brooks by deed from Kevin D. Montgomery, Trustee, of record as Instrument No. 20120320-0023584, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) Charter of record in 20110531-0041251, said Register's Office; and (b) Declarations and Restrictions of record in Instrument No. 201105310041250, Instrument No. 20120320-0023582 and Instrument No. 20120601-0047468, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3503 Amanda Avenue, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 my hand this 30 day of May, 2012.

JULIA D. BROOKS

LARRY J. BROOKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, JULIA D. BROOKS and LARRY J. BROOKS, the within named bargainors, with whom I am personally acquainted and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 30th day of May, 2012.

Notary Public

My Commission Expires

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015