BILL GARRETT, Davidson County
Trans:T20120051325 DEEDWARR
Recvd: 07/12/12 12:32 2 pgs
Fees:13.00 Taxes:207.57
20120712-0061298

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,100.00.

Joyce Ensley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 2012.

Katherine Lee
Notary Public
MY COMMISSION EXPIRES: 9/16/15
File No. G12-4885D

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joyce Ensley (NAME)	New Owner (NAME)	081-11-324.00
1718 16th Avenue North (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville, TN 37208 (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 HEREBYACKNOWLEDGED, WE, **Malik Brooks and Sonya Brooks**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joyce Ensley**, 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:

Three tracts of land located in Davidson County, Tennessee, particularly described as follows:

Tract No. 1
Being the north 33 feet of Lot No. 296 of the map of D.T. McGavock and other's addition, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 33 feet on the Easterly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Tract No. 2
Being the Southerly 25 feet of Lot No. 296 of the map of D.T. McGavock and other's addition, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the Easterly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Tract No. 3
Being the southerly 25 feet on the Northerly 75 feet of Lot No. 295 on the plan of McGavock, Wetmore, and other's addition, called the addition to the town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Malik Brooks and Sonya Brooks from Wells Fargo Bank, N.A. as indenture Trustee for the Registered Holders of IMH Assets Corp. Collaterralized Asset-Backed Bonds, Series 2004-11, by Special Warranty Deed dated May 4, 2009, as Instrument No. 20090605-0052527, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee.

2. Notice of Completion of record in Instrument No. 20040226-0022150, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Malik Brooks is signed by his/her duly appointed Attorney-in-fact Sonya Brooks, pursuant to the Power of Attorney recorded in Instrument No. * said Register's Office.
*20120712-0061297
This is improved property, known as 1718 16th Avenue North, Nashville, TN 37208.

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. Whenever 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/our hand(s) this 5th day of July, 2012.

MALIK BROOKS
Malik Brooks by
By: Sonya Brooks, Attorney-in-Fact July 05, 2012
Sonya Brooks, Attorney-in-Fact Date

Sonya Brooks July 05, 2012
Sonya Brooks Date

STATE OF Tennessee

COUNTY OF Davidson }

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUDY MILLIKEN

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Sonya Brooks, 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 5th day of July, 2012.

My Commission Expires: 9/12/2014

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sonya Brooks, Attorney-in-Fact for Malik Brooks, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of July, 2012.

My Commission Expires: 9/12/2014

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUDY MILLIKEN

Notary Public

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066