WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120061154 DEEDWARR
Recvd: 08/16/12 10:26 2 pgs
Fees:13.00 Taxes:510.79
20120816-0073436

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of June, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRIS CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Blake E. Baize	Primary Residential Mortgage, Inc.	06112014300
(NAME)	(NAME)	
1305 Plymouth Avenue	4750 W Wiley Post Way, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Salt Lake City, UT, 84116	
(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, **Rebecca Jane Brooks Coke, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Blake E. Baize, married**, hereinafter called the Grantee, her 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. 22 on the map showing the subdivision of certain lots in Eastdale Place of record in Book 974, page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. Wesley Brooks and wife, Callie Kate Brooks, by deed from Hyman Ellis and wife, Audrey Lewis Ellis, dated 11/15/45 of record in Book 1345, Page 574, Register's Office of Davidson County, Tennessee. J. Wesley Brooks died on 12/3/72 leaving Callie Kate Brooks as the surviving tenant by the entirety. Callie Kate Brooks died on 2/26/73 leaving Rebecca Jane Brooks nka Rebecca Jane Brooks Coke, the issue of her marriage to said J. Wesley Brooks, as her sole surviving heir at law. Reference made to Affidavit of Heirship of record in Instrument No. 200912160114632 as corrected in Instrument No. 201001210005144, said Register's Office.

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 X property, known as 1305 Plymouth Avenue, Nashville, TN 37216

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.

Witness our hands this **21st** day of **June, 2012**

Rebecca Jane Brooks Coke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Rebecca Jane Brooks Coke**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **June, 2012**

Notary Public

My commission expires: May 5, 2015

STATE OF TENNESSEE NOTARY PUBLIC CHRIS CANTRELL DAVIDSON COUNTY My Commission Expires