BILL GARRETT, Davidson County
Trans:T20120065273 DEEDWARR
Recvd: 08/30/12 14:43 3 pgs
Fees:18.00 Taxes:832.50
20120830-0078606

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

# WARRANTY DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| Constance Daugherty, et al | Same | 104-08-0 |
| 2412 Oakland Avenue | | 324.00 |
| Nashville, TN 37212 | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, JOHN G. BRITTLE, SR. and wife, NANCY P. BRITTLE ("Grantors") have this day bargained and sold and do hereby transfer and convey any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto CONSTANCE DAUGHERTY, ANDREW J. SHOOKHOFF, EVA SOCHOROVA, and their successors, heirs and assigns, as tenants in common (collectively referred to as "Grantees") to be held by CONSTANCE DAUGHERTY, as an undivided sixty two and one-half (62.5) percent interest; by ANDREW SHOOKHOFF, as an undivided eighteen and three-fourths (18.75) percent interest, and by EVA SOCHOROVA, as an undivided eighteen and three-fourths (18.75) percent interest. The real estate is described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 54 on the plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of 16th Avenue, South, formerly Belmont Avenue, 75 feet north of the southerly line of said Lot No. 54 being D. A. Rozetta and wife's northeast corner; thence with the westerly margin of said Avenue, northwardly 100 feet to J. A. Darnall's southeast corner; thence with said Darnall's southerly line, westwardly 152-½ feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 100 feet to said Rozetta's northwest corner; thence with said Rozetta's northerly line, eastwardly 152-½ feet more or less, to the beginning.

Being the same property conveyed to Constance Daugherty, John G. Brittle, Sr. and wife, Nancy P. Brittle, and Andrew J. Shookhoff and wife, Eva Sochorova by Quitclaim Deed from John G. Brittle, Jr., dated 12/30/08 and recorded 12/30/08 in Instrument Number 20081230-0123645, Register's office for Davidson County, Tennessee.

Being the same property previously conveyed to Joseph A. Daugherty and wife, Constance Daugherty, John G. Brittle and wife, Nancy P. Brittle, John G. Brittle, Jr., an unmarried person, and Andrew J. Shookhoff and wife, Eva Sochorova by

Quitclaim Deed from Joseph A. Daugherty and wife, Constance Daugherty, John G. Brittle and wife, Nancy P. Brittle and John G. Brittle, Jr., an unmarried person, dated 7/6/90 and recorded 7/9/90 in Book 8148, Page 675; and the same property previously conveyed to Joseph A. Daugherty and wife, Constance D. Daugherty, John G. Brittle and wife, Nancy P. Brittle and John G. Brittle, Jr., unmarried, as tenants in common by Warranty Deed from Ora W. Eads, Jr. and wife, Eleanor L. Eads, dated 5/31/90 and recorded 6/1/90 in Book 8121, Page 659, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $225,000.00.

Subscribed and sworn to before me this the 23 day of August, 2012.

PHYLLIS R. VANOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

Affiant

Notary Public

My Commission Expires: Nov. 7, 2012

This is improved property, known as 1605 16th Avenue, South, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record, including those shown on plat of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee ; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors, heirs and assigns, forever, Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantors further covenant and bind Grantors, and Grantors heirs and representatives to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS

BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 22nd day of August, 2012.

JOHN G. BRITTLE, SR.

NANCY P. BRITTLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN G. BRITTLE, SR. and wife, NANCY P. BRITTLE**, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 22nd day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 5/20/14

PAUL F. SOP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.