WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120072349 DEEDWARR
Recvd: 09/25/12 15:45 2 pgs
Fees: 13.00 Taxes: 462.50
20120925-0087286

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **September, 2012**

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

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 NUMBERS
Matthew J. Brooksher	Primary Residential Mortgage	07116023700
(NAME)	(NAME)	
1202 N 7th St	4750 West Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, **Eleanor D. Grayson, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Matthew J. Brooksher,** 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:

UNMARRIED

Land in Davidson County, Tennessee, being Lots Nos. 197 and 198, on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Eleanor D. Grayson by deed from Marjorie G. Canady, Frances G. McMurry and Allison H. Grayson, dated April 1, 1995 of record in Book 9698, page 697, Register's Office of Davidson County, Tennessee.

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 1202 N 7th St, Nashville, TN 37207

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 **20th** day of **September, 2012**

Eleanor D. Grayson by

Eleanor D. Grayson by Chris Cantrell Attorney In Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Chris Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eleanor D. Grayson, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20120925-0087285, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Eleanor D. Grayson, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 21st day of September, 2012.

Laurie M Harris
Notary Public

My Commission Expires:

12-10-12

