(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00 x Kyle Brooks Affiant Subscribed and sworn to before me, this 26th day of October, 2012 Notary Public MY COMMISSION EXPIRES: 9/23/13 (AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC JENNIFER S. DURHAM

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Brooks	First State Bank	104-01-O
(NAME)	(NAME)	(MAP)
3617 Nebraska Avenue	7114 Hwy 70 S. Ste 105	306.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Robert C. Killen and wife Stacy A. Stratemann Killen, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kyle Brooks and Sheena Brooks husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 197 on the Plan of West Grove, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stacy A. Stratemann (nka Stacey A. Stratemann-Killen) and Robert C. Killen, as tenants in common with right of survivorship, by deed dated June 13, 2006 from James T. Ryan and wife, Teri L. Ruggles Bryan, of record in Instrument No. 20060615-0071542, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3617 Nebraska Avenue, Nashville, Tennessee 37209

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. 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.

BILL GARRETT, Davidson County
Trans:T20120084300 DEEDWARR
Recvd: 11/05/12 12:02 2 pgs
Fees:13.00 Taxes:1006.40
20121105-0101682

Witness my/our hand(s) this 26th day of October, 2012.

Robert C. Killen

Stacy A. Stratemann Killen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert C. Killen; Stacy A. Stratemann Killen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the ~~26th~~ 22nd day of October, 2012.

Notary Public

My Commission Expires:

9/23/13

JENNIFER S. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY