BILL GARRETT, Davidson County
Trans:T20120094056 DEEDWARR
Recvd: 12/10/12 09:38 2 pgs
Fees:13.00 Taxes:684.13

20121210-0113274

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2012

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DAVID B.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON

G-RR-12-1493

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Givens	New Owner	
(NAME)	(NAME)	**172-4-A-112.00 CO**
1493 Timber Ridge Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JONATHAN BROOKS AND FRANKLIN CARVER, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASON GIVENS, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 42, HIGHLAND OF BRENTWOOD (PHASE THREE), AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010920-0101749, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN BROOKS AND FRANKLIN CARVER, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM MATTHEW BENJAMIN CARLSON, A MARRIED MAN AND WIFE, KATRINA L. CARLSON, RECORDED ON THE 4TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080204-0011211, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAT OF PHASE THREE, HIGHLANDS OF BRENTWOOD (FORMERLY BRENTWOOD HIGHLANDS) OF RECORD IN INSTRUMENT NO. 20010920-0101749; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 11189, PAGE 612, BOOK 11356, PAGE 815, BOOK 11629, PAGE 906 AND INSTRUMENT 20020722-0087704 AND INSTRUMENT NO. 20021121-0144877; CHARTER OF THE HOA OF RECORD IN BOOK 11595, PAGE 872; EASEMENTS OF RECORD IN BOOK 11189, PAGE 612, BOOK 11608, PAGE 467, BOOK 7379, PAGE 28, BOOK 7461, PAGE 805; CONVEYANCE OF OPEN SPACE OF RECORD IN INSTRUMENT NO. 20040827-0103643 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1493 Timber Ridge Circle Nashville, Tennessee 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of November, 2012.

Jonathan Brooks

Franklin Carver

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Brooks and Franklin Carver, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2012.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212