BILL GARRETT, Davidson County
Trans:T20130011213 DEEDWARR
Recvd: 02/08/13 15:19 2 pgs
Fees:13.00 Taxes:758.50

20130208-0013519

WARRANTY DEED

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-KW-13-940

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Howard	Justin Howard	
940 Gale Lane #108 (ADDRESS)	940 Gale Lane #108 (NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	118-05-0A-028.00-CO

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 considerations, the receipt of which is hereby acknowledged, we SHANNON BROOKS F/K/A SHANNON GERSTER AND HUSBAND, DYLAN BROOKS
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN HOWARD AND BETH COBAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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 BUILDING 7, APARTMENT A, ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 186, AMENDED AT INSTRUMENT NO. 20031107-0163683, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHANNON GERSTER, UNMARRIED BY WARRANTY DEED FROM 940 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP OF RECORD AT INSTRUMENT NO. 20050303-0023362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 11, 2005 AND RECORDED ON MARCH 03, 2005. SHANNON GERSTER HAVING SINCE MARRIED DYLAN BROOKS, WHO JOINS IN THIS INSTRUMENT TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 4460, PAGE 186 AND AMENDED IN INSTRUMENT NO. 20031107-0163683; BOOK 4611, PAGE 682 AND AMENDED IN BOOK 4710, PAGE 244 AND INSTRUMENT NO. 20031107-0163683; BOOK 4611, PAGE 692 AND AMENDED IN INSTRUMENT NO. 19991230-0308948; BOOK 4711, PAGE 48; BOOK 4611, PAGE 674; INSTRUMENT NO. 20031107-0163682; BOOK 4710, PAGE 602, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane #108, Nashville, Tennessee 37204
(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 4th day of February, 2013.

Shannon Brooks

Shannon Brooks

Dylan Brooks by Shannon Brooks, attorney-in-fact.

Dylan Brooks by Shannon Brooks, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 4th day of February, 2013.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of February, 2013, before me personally appeared Shannon Brooks to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dylan Brooks and who acknowledged he/she/they executed the same as the free act and deed of the said Dylan Brooks.

Witness my hand and official seal, this the 4th day of February, 2013.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903