BILL GARRETT, Davidson County
Trans:T20130015925 DEEDWARR
Recvd: 02/26/13 14:10 2 pgs
Fees:13.00 Taxes:453.25
20130226-0019189

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $122,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF Feb., 2013.

Notary Public
MY COMMISSION EXPIRES: 7-14-16

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
PHILLIP E. GAINES	New Owner	069-06-0/005.00
(NAME)	(NAME)	
4301 ENCHANTED CIRCLE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, GEORGE BROOKS AND SARAH BROOKS, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP E. GAINES AND WIFE, MAGGIE HOWSE-GAINES, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE PLAN OF ENCHANTED HILLS SUBDIVISION, SECTION 1 OF RECORD IN BOOK 3300, PAGE 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF ENCHANTED CIRCLE, THE COMMON CORNER OF LOTS NOS. 34 AND 35; THENCE SOUTHEASTERLY 112.0 FEET TO A CONCRETE MONUMENT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE 39.57 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY MARGIN OF HYDESDALE LANE; THENCE WESTERLY 123.00 FEET TO A POINT, THE COMMON CORNER OF LOTS NOS. 35 AND 2; THENCE NORTHWESTERLY 136.98 FEET TO A POINT, THE COMMON CORNER OF LOTS NOS. 34 AND 35; THENCE NORTHEASTERLY 148.05 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GEORGE BROOKS AND SARAH BROOKS BY DEED FROM GWENDOLYN ODOM RECORDED ON DECEMBER 22, 2010 IN INSTRUMENT NO. 20101222-0101659, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 4301 ENCHANTED CIRCLE, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 22nd day of Feb, 2013.

George Brooks
GEORGE BROOKS

Sarah Brooks
SARAH BROOKS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, GEORGE BROOKS AND SARAH BROOKS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 22nd day of Feb., 2013.

NOTARY PUBLIC
My commission expires: 7-19-16

