RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
1000 Richard Jones Rd., Suite 300
Nashville, TN 37215
FTEC File # 31046
(Davidson County File Box 9-B)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130035846 DEEDWARR
Recvd: 05/01/13 09:36 2 pgs
Fees: 13.00 Taxes: 1924.00

20130501-0043418

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES:
11-3-2015 (AFFIX SEAL)

My Commission Expires Nov. 3, ...

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly S. & Lisa J. Brooks	NEW OWNER	Map 104-11-V
(NAME)	(NAME)	Parcel 2 CO
2726 Acklen Avenue Unit B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **DEVON S. WYATT, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY S. BROOKS AND WIFE, LISA J. BROOKS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of 2724 Acklen Avenue Condominium, a horizontal property regime created according to the provisions of the Horizontal Property Act of the State of Tennessee as established by the Master Deed and Bylaws of 2724 Acklen Avenue Condominium of record in Instrument No. 20070116-0006356, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements attached thereto.

Being the same property conveyed to Devon S. Wyatt, unmarried, by deed dated January 26, 2006, from Grand Manor, LLC of record in Instrument No. 20070206-0015612, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 547, page 172, said Register's Office; and (c) Master Deed and Bylaws of record in Instrument No. 20070116-0006356, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2726 Acklen Avenue Unit B, Nashville, Tennessee 37212

(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 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.

Witness my hand this 26th day of April, 2013.

Devon S. Wyatt

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Devon S. Wyatt, the bargainor, ~~with whom I am personally acquainted or~~ proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at LOS ANGELES, California, this 26th day of APRIL, 2013.

Commission expires: MARCH 11, 2015

Notary Public

PATRICIA ESCOBEDO
Commission # 1925267
Notary Public - California
Los Angeles County
My Comm. Expires Mar 11, 2015