BILL GARRETT, Davidson County
Trans: T20130059909 DEEDWARR
Recvd: 07/15/13 10:02 2 pgs
Fees: 13.00 Taxes: 466.20

20130715-0072749

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Geneva G. McGrapth

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-19-16

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
GENEVA G. MCGRAPTH	New Owner	135-16-0/021.00
(NAME)	(NAME)	
2640 MOSSDALE DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217		
(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 T. BROOKS AND WIFE, SARAH BROOKS, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GENEVA G. MCGRAPTH AND HUSBAND, JERRY C. MCGRAPTH, 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. 580 ON THE PLAN OF EDGE-O-LAKES ESTATES, SECTION 13, AS OF RECORD IN BOOK 4175, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 580 FRONTS 81.01 FEET ON THE NORTHEASTERLY SIDE OF MOSSDALE DRIVE AND EXTENDS BACK 139.70 FEET ON THE SOUTHEASTERLY LINE AND 122.27 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE, WHICH IS A BROKEN LINE, MEASURING 111.57 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GEORGE T. BROOKS AND WIFE, SARA BROOKS BY WARRANTY DEED FROM JERRY C. MCGRAPTH, RECORDED ON JANUARY 15, 2007 IN INSTRUMENT NO. 20070116-0005583, IN DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 2640 MOSSDALE DRIVE, NASHVILLE, TN 37217.

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 9th day of July, 2013.

George T. Brooks
GEORGE T. BROOKS

Sarah Brooks
SARAH BROOKS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, GEORGE T. 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 9th day of July, 2013.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY