WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130095499 DEEDWARR
Recvd: 11/08/13 09:06 2 pgs
Fees:13.00 Taxes:624.79
20131108-0115899

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$168,861.00.

Jacob E Zobrist
Affiant

Subscribed and sworn to before me this 5 day of Nov., 2013

Notary Public
My Commission expires: 2/13/17
(Affix Seal)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jacob E. Zobrist	SunTrust Mortgage	072-06-0-300.00
1116 Kirkland Avenue	PO Box 79041	
Nashville, TN 37216	Baltimore, MD 21279-0041	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kim Brooks (fka Kim S. Kramer) and husband, Vaston Brooks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jacob E. Zobrist**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 50 feet of Lot No. 5 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, and described according to a survey made by John Kohl and Company, dated 08/23/94, TNRL #100. Said part of Lot No. 5 fronts 50 feet on the southerly side of Kirkland Avenue and runs back 192.8 feet on the easterly line 195, more or less on the westerly line to a dead line and measures 50 feet thereon.

Being the same property conveyed to Kim S. Kramer, a single person, by deed from Eric Sox, married, on January 31, 2008, of record in Instrument Number 20080204-0011720, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 101, Register's Office Davidson County, Tennessee.

This is improved property known as: **1116 Kirkland Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 4, 2013.

Kim Brooks

Vaston Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kim Brooks and Vaston Brooks,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 5th, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY