BILL GARRETT, Davidson County
Trans:T20130097613 DEEDWARR
Recvd: 11/15/13 15:16 2 pgs
Fees:13.00 Taxes:580.53

20131115-0118447

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 156,900.00

Affiant

Subscribed and sworn to before me, this 1st day of November, 2013.

Notary Public

My commission expires: May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
VASTON S BROOKS **MARY CATHERINE BROOKS**	**U.S. BANK HOME MORTGAGE**	**14704013500**
366 Walton Nicholson Road ~~276 RICHBRIAR RD~~	**P.O. BOX 20005**	
Walton, KY 41094 ~~NASHVILLE, TN 37211~~	**OWENSBORO, KY 42304-0005**	

FOR AND IN 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 ACKNOWLEDGE, WE,

ARLEN JESSE FLOYD, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VASTON S BROOKS and MARY C BROOKS, HUSBAND AND WIFE

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:

BEING LOT NO. 287 ON THE PLAN OF HILLBROOK, SECTION 5, OF RECORD IN BOOK 3700, PAGE 73, REGISTER'S OFFICE FOR A DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ARLEN JESSE FLOYD, A SINGLE MAN, BY SPECIAL WARRANTY DEED FROM HSBC MORTGAGE SERVICES, INC., DATED 07/26/2011 AND RECORDED ON 08/03/2011 IN INSTRUMENT NUMBER 20110803-0059452 SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 276 RICHBRIAR RD, NASHVILLE, TN 37211.

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 in 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/our hand(s) this 1st day of November, 2013.

ARLEN JESSE FLOYD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ARLEN JESSE FLOYD, the within named Grantors, 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, at office, this 1st day of November, 2013.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY