RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2013. Notary Public MY COMMISSION EXPIRES: 12-31-14 (AFFIX SEAL)
BILL GARRETT, Davidson County Trans: T20130105796 DEEDWARR Recvd: 12/19/13 12:51 2 pgs Fees: 13.00 Taxes: 1202.50 20131219-0128301	

JENNY LAVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles F. Caskey	Avenue Bank	104-01-0-306.00
(NAME)	(NAME)	
3617 Nebraska Ave.	111 10th Avenue South, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Kyle Brooks and Sheena Brooks, as husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles F. Caskey and Crystal L. Coolbaugh, 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:

Land in Davidson County, Tennessee, being Lot 197, as shown on the map entitled West Grove, of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kyle Brooks and Sheena Brooks, husband and wife, by deed from Robert C. Killen and wife, Stacy A. Stratemann Killen, of record in Instrument No. 20121105-0101682, dated October 26, 2012, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3617 Nebraska Ave., Nashville, TN 37209
(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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness our hands this ~~10th~~ 9th day of December, 2013.

Kyle Brooks

Sheena Brooks

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Weakley

On this ~~10th~~ 9th day of December, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kyle Brooks and Sheena Brooks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
09/23/2014

Notary Public,

SHARON BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WEAKLEY