WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130107954 DEEDWARR
Recvd: 12/31/13 10:09 2 pgs
Fees:13.00 Taxes:917.60
20131231-0131097

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $248,000.00

Affiant

Subscribed and sworn to before me this 30th day of December, 2013

Notary Public
My Commission expires: May 5, 2015
(Affix Seal)

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:
Cherrill Green	Synovus Mortgage Corp.	083-15-0-103.00
2801 Noonan Drive	2204 Lakeshore Blvd., Suite 325	
Nashville, TN 37206	Birmingham, AL 35209	

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, **Douglas A. Brooks**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cherrill Green, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 118 on the plan of Section I, Fortland Park, of record in Book 2663, page 61, Register's Office for Davidson County, Tennessee, and being the southerly 5 feet of Lot No. 121 on the Plan of Section II, Fortland Park, as of record in Book 2900,page 40, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Said Lot and part of said lot adjoin and front together 97.05 feet on the easterly side of Noonan Drive and extends back 153.14 feet on the southerly line to Lot No. 118 and 152.4 feet along the northerly line of the southerly 5 feet of Lot No. 121, Section II, to a dead line in the rear on which they measure 85.88 feet.

Being the same property conveyed to Douglas A. Brooks, from First Jordan, FLP, as Trustee of the 2801 Noonan Drive Trust, by deed on June 28, 2013, of record in Instrument Number 20130701-0067663, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 2663, page 61, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6241, page 837; Book 6336, page 949; and Book 6367, page 607, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2801 Noonan Drive, Nashville, TN 37206**

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 December 30, 2013.

Douglas A. 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 **Douglas A. Brooks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 30, 2013

My commission expires 7/6/15

Notary Public

