THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January, 2014. Notary Public MY COMMISSION EXPIRES: 8/23/16 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice Brooks	NEW OWNER	MAP & PARCEL
323 Honeyhill Dr.		13505002400
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Karen L. Heffley, fka Karen L. Ide and husband, Jeffrey Kent Heffley, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maurice D. Brooks and Yura N. 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of a Resubdivision of Lot Nos. 25 thru 43, 55, 64 & 65 Town Park Estates of record in Plat Book 3300, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen L. Ide, unmarried and Jeffrey Kent Heffley, unmarried, as joint tenants with right of survivorship by Deed from Metropolitan Nashville Authority of record at Instrument No. 20100527-0041099, Register's Office for Davidson County, Tennessee, dated 5/24/2010 and recorded on 5/27/2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **323 Honeyhill Dr., Nashville, TN 37217.**

BILL GARRETT, Davidson County
Trans: T20140003235 DEEDWARR
Recvd: 01/15/14 10:12 2 pgs
Fees: 13.00 Taxes: 480.63

20140115-0004022

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.

Witness my hand this the 10th day of January, 2014.

Karen L. Heffley
by Gayla Moore, attorney in fact
Karen L. Heffley fka Karen L. Ide
BY: Gayla Moore, Attorney-In-Fact

Jeffrey Kent Heffley
by Gayla Moore, attorney in fact
Jeffrey Kent Heffley
BY: Gayla Moore, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gayla Moore** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of January, 2014.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gayla Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Karen L. Heffley fka Karen L. Ide and Jeffrey Kent Heffley**, as their Attorney in Fact, as the free act and deed of the within named **Karen L. Heffley and Jeffrey Kent Heffley.**

Witness my hand and official seal this the 10th day of January, 2014.

SAMUEL ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires 10/18/16

_____
Notary Public