BILL GARRETT, Davidson County
Trans:T20140041065 DEEDWARR
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Fees:18.00 Taxes:610.50
20140611-0050691

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Clyde S. Brooks, Married**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Daniel J. Flemming, III and wife, Mary Jane McMillan** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 126, HARPETH TRACE HIGHRISE CONDOMINIUM APARTMENTs, as shown on plat of record in Plat Book 5050, Page 45, amended in Plat Book 5050, Page 47, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made a more particular description of said property.

Being the same property conveyed to Clyde S. Brooks by Quit Claim Deed dated 10/19/2012 from Clyde S. Brooks, Trustee of The Leonard E. Brooks Survivor's Trust u/a July 1, 1992 and Clyde S. Brooks in his capacity as Trustee of The Leonard E. and Ruth J. Brooks Family Trust of record in Instrument 201210240097640, Register's Office for Davidson County, Tennessee.

Map & Parcel: 143030D12600CO

This property is known as: 126 Harpeth Trace Dr., Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 30 day of May, 2014.

Clyde S. Brooks, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clyde S. Brooks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of May, 2014.

NOTARY PUBLIC

GERALD A. SMITH
NOTARY PUBLIC OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 1-14-18

Grantee(s) Name, Address:	Send Tax Statement To:
Daniel J. Flemming, III and Mary Jane McMillan	New owner
126 Harpeth Trace Drive	
Nashville, TN 37221	

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$165,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30th day of May, 2014.

Affiant

(Seal)

GERALD A. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires:

1-14-18