PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20140042641 DEEDWARR
Recvd: 06/17/14 09:15 2 pgs
Fees:13.00 Taxes:710.40
20140617-0052566

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53506
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Rodriguez Stephanie Rodriguez 3137 Barksdale Harbor Drive Nashville, Tennessee 37214	Churchill Mortgage Corp 761 Old Hickory Blvd Ste 400 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 062020A32600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$192,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dustin J. Brooks and spouse, Kendra Brooks**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Rodriguez and Stephanie Rodriguez, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of River Trace Estates Phase 2, Section 6 of record in Doc. No. 20010605-0058138, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John D. Brooks and Dustin J. Brooks, both unmarried by Warranty Deed from Andreas Claus, a single man, dated May 29, 2008 and recorded on June 2, 2008 of record in Doc. No. 20080602-0055572, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated April 4, 2014, recorded on April 8, 2014, of record in Doc. No. 20140408-0029394, said Register's Office, subject property was conveyed to Dustin J. Brooks and spouse, Kendra Brooks.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20010605-0058138 said Register's Office, which Plan shows a 25 foot minimum building setback line from Barksdale Harbor Drive, and 20 foot easement for public utility purposes along the front lines of said lot. And a public utility and drainage easement across the mid portion of said lot. Said lot lies within a 100 year flood elevation. The Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 370, amended in Book 6982, page 747, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3137 Barksdale Harbor Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of June, 2014.

Dustin J. Brooks

Kendra Brooks

State of TENNESSEE
County of DAVIDSON

On this 13th day of June, 2014 , before me the undersigned authority, personally appeared Dustin J. Brooks and Kendra Brooks , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $192,000.00

Affiant

Sworn and subscribed before me this the 13th day of June, 2014

My Commission Expires: MELISSA EDDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JANUARY 24, 2017

Notary Public