THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140056362 DEEDWARR
Recvd: 08/04/14 08:54 2 pgs
Fees:13.00 Taxes:486.55
20140804-0069383

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ann-Riley Caldwell 3929 Ivy Drive Nashville, TN 37216	Same as New Owner	073-01-0-198.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JON A. BROOKS AND WIFE, DORIS K. BROOKS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ANN-RILEY CALDWELL**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 54 on the Plan of Moss Rose Heights, Sections 3 and 4 of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jon A. Brooks and wife, Doris K. Brooks, by Warranty Deed from Rex A. England and wife, Hope M. England, of record in Book 9801, Page 970, Register's Office for Davidson County, Tennessee, dated September 20, 1995, and recorded September 21, 1995.

This is improved property known as **3929 Ivy Drive, Nashville, Tennessee 37216 .**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 31st day of **July, 2014**:

Jon A. Brooks

Jon A. Brooks

Doris Kay Brooks

Doris K. Brooks

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 **JON A. BROOKS AND DORIS K. BROOKS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 31 day of July, 2014:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $131,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31 DAY OF JULY, 2014:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON