BILL GARRETT, Davidson County
Trans:T20140061445 DEEDWARR
Recvd: 08/20/14 09:27 2 pgs
Fees:13.00 Taxes:469.90
20140820-0075569

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Diana Brooks 1225 Rugby Drive Nashville, TN 37207	Nations Lending Corp. 4 Summit Park Dr, Ste 200 Independence, OH 44131	041110-08400

THIS INDENTURE, made this 15th day of August, 2014 between

June Maiden

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Diana Brooks, A Married Woman, Joined by her husband, David Brooks

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 367 on the Plan of Bellshire Estates, Section A, as of record in Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee. Said Lot No. 347 fronts 156.6 feet on the Southwesterly side of Rugby Drive and extends back 184.8 feet on the Northwesterly line and 221 feet on the Southeasterly line to a dead line, measuring 160 feet thereon.

Being the same property conveyed to Thomas Maiden and wife, June Maiden by Warranty Deed dated 9/8/09 from Walton Lacefield Peace and wife, Imogene Peace of record in Instrument No. 20090915-0085991, said Register's Office for Davidson County, Tennessee. Thomas Maiden now being deceased, having died on 4/3/12.

This is (X) improved ( ) unimproved property known as: 1225 Rugby Drive, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

June Maiden
June Maiden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, June Maiden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 15th day of August, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $127,000.00.

Jammy Mellard
Affiant

Sworn to and subscribed before me, this 15th day of August, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066