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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 14040604**<br><br>BILL GARRETT, Davidson County<br>Trans:T20140074174 DEEDWARR<br>Recvd: 10/02/14 10:12 2 pgs<br>Fees:13.00 Taxes:971.25<br>20141002-0090972 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $262,500.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of September, 2014.<br><br>Notary Public<br>My Commission Expires SEP 20 2016<br><br>KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN. |

## WARRANTY DEED

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| Address New Owner:<br>George T. Brooks, Jr.<br>3618 Fairmeade<br>Nashville TN 37218 | Send Tax Bills To:<br>NEW OWNER | Tax Information:<br>Tax Parcel ID No.<br>05812000800 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estate of Joyce Ann Foley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George T. Brooks, Jr.**, an unmarried person ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Fairmeade Acres of record in Plat Book 3700, Page 52, as amended in Book 8871, Page 375, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 193.7 feet on the northerly side of Fairmeade drive and extends back 301 feet on the easterly line and 338 feet on the westerly line to a dead line which is a broken line on which it measures 81.6 feet thereon.

Being the same property conveyed to Cedric Foley and wife, Joyce Ann Rucks Foley by deed from G. Daniel Miller and wife, Hazel S. Miller of record in Book 4371, page 303, Register's Office for Davidson County, Tennessee, dated October 07, 1969 and recorded on October 09, 1969. Cedric Foley now having deceased on May 22, 2011 in Davidson County, Tennessee.

Joyce Ann Foley, surviving spouse, now having deceased on October 14, 2013 in Davidson County, Tennessee, leaving Eric Foley and Randall Foley as heirs at law with Eric Foley being appointed Administrator of the estate by Letters of Administration dated 12th day of December 2013. Affidavit of Heirship filed of record in Instrument Number 20141002-0090971 on Oct. 2, 2014. Randall Foley disclaimed his interest in said property on March 18, 2014, by filing a Disclaimer Pursuant to Tennessee Code Annotated Section 31-1-103 in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 13P1895, which was entered with the Court on March 19, 2014. Eric Foley individually as heir of the estate of Joyce Ann Foley and as Administrator of the Estate of Joyce Ann Foley, conveys this property pursuant to an Order to Approve Sale of Real Estate entered the 10th day of April 2014 in the Seventh Circuit Court for Davidson County, Tennessee.

Being also known as 3618 Fairmeade Nashville, TN 37218.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions,

Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2014 a lien, not yet due and payable.

This is improved property located at 3618 Fairmeade Nashville TN 37218

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this .

Eric Foley, Individually and as Administrator
of the Estate of Joyce Ann Foley

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand, at office, this 26th day of September, 2014.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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