THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2014 Notary Public MY COMMISSION EXPIRES: 9/18/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140084270 DEEDWARR
Recvd: 11/07/14 11:14 2 pgs
Fees: 13.00 Taxes: 1073.00
20141107-0103036

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Brooker	Farmington Mortgage	MAP
6608 Wilhugh Pl	2002 Richard Jones Rd 300A	PARCEL 102-08-0-062.00
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bailey G. Heflin, III, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel B. Brooker, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Horton Heights, Section V of record in Plat Book 1835, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Bailey G. Heflin, III, unmarried by deed from Anna Oakley Mueck, f/k/a Anna Oakley Bates and husband Richard L. Mueck of record in Instrument No. 20060609-0068629 Register's Office for Davidson County, Tennessee, dated June 08, 2006 and recorded on June 09, 2006. (Value of consideration shown in aforementioned deed $204,000.00.) Being also known as 6608 Wilhugh Pl Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **6608 Wilhugh Pl, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 My hand( ) this the 6th day of November, 2014.

Bailey G. Heflin, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bailey G. Heflin, III** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of November, 2014.

My Commission expires: 5-3-

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of November, 2014.

My Commission expires: _____

Notary Public