WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $199,900.00.

Brittany Gouns
Affiant

Subscribed and sworn to before me this 19th day of November, 2014.

Jennifer Crowell
Notary Public
My Commission expires: 2/24/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kathleen C. Williams	New Owner	083-11-0-141.00
715 Newhall Drive		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Douglas A. Brooks, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kathleen C Williams and Anderson W Williams, wife and husband, as tenants by the entirety**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 101 on the plan of Sec. 1, Eastland Acres, of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 101 fronts 71 feet on the easterly side of Newhall Drive, as measured around a slight curve, and extends back 206 feet on the southerly line and 217 feet on the Northerly line to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to Douglas A. Brooks, from K. Ryan Meadows, by deed on August 12, 2014, of record in Instrument Number 20140813-0073278, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2133, page 103, Register's Office Davidson County, Tennessee.

This is improved property known as: 715 Newhall Drive, Nashville, TN 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 19, 2014.

Douglas A. Brooks

BILL GARRETT, Davidson County
Trans: T20140089072 DEEDWARR
Recvd: 11/26/14 09:03 2 pgs
Fees: 13.00 Taxes: 739.63
20141126-0109003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Douglas A. Brooks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 19, 2014

My commission expires 7/6/15

Notary Public

