File 26709-8

return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Box 14

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140092264 DEEDWARR
Recvd: 12/10/14 09:34 2 pgs
Fees:13.00 Taxes:514.30
20141210-0112966

W & I Ref: (DM) Title No.: 57026
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles R. Brock Suzanne B. Brock 801 Bresslyn Road Nashville, TN 37205	First State Bank 480 Oil Well Road, 2nd Floor Jackson, TN 38305

TAX MAP PARCEL NUMBERS: 141060D15800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $139,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela M. Halstead, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles R. Brock and Suzanne B. Brock, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 158 on the Plan of Riverbridge Community, a planned unit development of record in Doc. No. 20030213-0019999, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela M. Halstead, unmarried by Warranty Deed from Roger D. Cross and wife, Elizabeth F. Cross, dated October 28, 2009 and recorded on November 2, 2009 of record in Doc. No. 20091102-0100952, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20030213-0019999, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Stormwater Detention Agreement of record in Doc. No. 20021217-0155374, said Register's Office. Easement to Comcast of Nashville of record in Doc. No. 20121114-0104692, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20030205-0016032, amended in Doc. No. 20050520-0056889, By Laws in Doc. No. 20030218-0020987, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 3413 Harpeth Springs Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8 day of December, 2014.

Angela M. Halstead
Angela M. Halstead

State of Missouri

County of St Louis

On this 8 day of Dec, 2014 before me the undersigned authority, personally appeared Angela M. Halstead, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA JACOBI
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Jan. 26, 2016
Commission # 12297106

My Commission Expires:

Angela Jacobi
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $139,000.00.

Affiant

Sworn and subscribed before me this 9th day of December, 2014

Ann Mosley
Notary

My Commission Expires: 5-8-18

ANNA MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018