THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15023131** BILL GARRETT, Davidson County Trans:T20150018894 DEEDWARR Recvd: 03/16/15 13:49 2 pgs Fees:13.00 Taxes:1017.13 20150316-0022344	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $274,900.00. Affiant Subscribed and sworn to before me, this 12th day of March, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jeffrey Brothers and Tracy Brothers 362 Forrest Valley Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114-14-26.00

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, **Brenda G. Williams, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Brothers and Tracy Brothers, Husband and Wife**, ("Grantees"), their 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 7, THOUSAND OAKS ESTATES, RE-SUBDIVISION OF LOTS 5, 6, AND 7, as shown on plat of record in Instrument No. 200002070012629, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Billy L. Williams and wife, Brenda G. Williams by Warranty Deed from Robert Ray Warren, Conservator for the Estate of Wilfred Ulery, recorded on the 30th day of September, 1999 in Deed Book 11681 Page 988, in the Register's Office of Davidson County, Tennessee. Billy L. Williams having since died on July 19, 2012. Said property having transferred to Brenda G. Williams upon his death.

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, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THOUSAND OAKS ESTATES, RE-SUBDIVISION OF LOTS 5, 6, AND 7, as recorded in Instrument No. 200002070012629 and Plat Book 3700, Pages 82 and 83.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4056, Page 371 and Book 4072, Page 318 .

This is improved property located at 362 Forrest Valley Drive Nashville TN 37209

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 12th day of March, 2015.

Brenda G. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 12th day of March, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018