Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

This instrument prepared by and **Record and Return to:**
**Parthenon Title Agency, LLC**
**85 White Bridge Road Suite 100-B**
**Nashville, TN 37205**
**(615) 829-5190**

File No.: **15-1083**

BILL GARRETT, Davidson County
Trans:T20150023992 DEEDWARR
Recvd: 04/01/15 13:57 2 pgs
Fees:13.00 Taxes:1161.80
20150401-0028312

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **3/27/2015**, by and between **Paul G. Middlebrooks and Catherine B. Middlebrooks, husband and wife**, parties of the first part, and **Brandon L. Deaton, an unmarried man**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Sharpe and Crutcher Addition, of record in Book 57, page 82, Register's Office of Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the easterly side of North 4th Street and extends back between parallel lines 165 ffet to an alley.

Being the same property conveyed to Paul G. Middlebrooks and Catherine B. Middlebrooks, husband and wife, by Warranty Deed from Lorenzo Wright, a single man dated January 17, 2012, in Instrument No. 20120123-0006293, in said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **082 03 0 475.00**

☒ Improved **905 Lischey Avenue, Nashville, TN 37207**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Paul G. Middlebrooks

Catherine B. Middlebrooks

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Paul G. Middlebrooks and Catherine B. Middlebrooks** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 27th day of March, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**********

Owner's Name: **Brandon L. Deaton**

and Address: **905 Lischey Avenue, Nashville, TN 37207**

Mail tax bills to: New owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$314,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 27th day of March, 2015..

Notary Public

My Commission Expires: 3-6-18

JAQUELINE GARCIA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY