BILL GARRETT, Davidson County
Trans:T20150028987 DEEDWARR
Recvd: 04/17/15 10:23 2 pgs
Fees:13.00 Taxes:814.00
20150417-0034235

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2015

Notary Public
My commission expires:

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Doug Brooks 336 Haddon Ct Franklin, TN 37067	New Owner	072090281.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trey Cain, Trustee of The 804 Fairwin Avenue Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Doug Brooks,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the west 100 feet of the east 153.4 feet of Lot Nos. 43, 44 and 45, on the Map of Eskridge Subdivision of part of the W.B. Franklin Property of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Said part of said lots front 100 feet on the South side of Fairwin Avenue and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Trey Cain, Trustee, The 804 Fairwin Avenue Trust, by Warranty Deed from Edith M. Sweeney and husband, Lonnie R. Sweeney, recorded on April 8, 2015 in Instrument Number 20150408-0030768, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edith M. Sweeney and husband, Lonnie R. Sweeney, by Quitclaim Deed from Edith M. Sweeney, recorded on June 18, 2012 in Instrument Number 20120618-0053259, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edith M. Sweeney by Quitclaim Deed from Lonnie Ray Sweeney, dated January 26, 2001, recorded on February 6, 2001 in Instrument Number 20010206-0011723, Register's Office for Davidson County, Tennessee.

This property is improved property known as 804 Fairwin Avenue, Nashville, TN, 37216

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 15th day of April, 2015.

The 804 Fairwin Avenue Trust

By: _____
Trey Cain
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trey Cain Trustee of **The 804 Fairwin Avenue Trust** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Trustee.

Witness my hand and official seal at Franklin, Tennessee, this the 15th day of April, 2015.

_____
Notary Public

My Commission expires: 3.8.16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015043556