WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/15 08:15 2 pgs
Fees:13.00 Taxes:540.20
20150610-0054421

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $146,000.00.

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 9th day of June, 2015.

HAL E. WILSON, II
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Notary Public
My Commission expires: 7/6/15
(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:
Douglas A. Brooks	SAME	119-02-0-202.00
336 Haddon Court		
Franklin, TN 37067		

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, **Ronald P. Green**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Douglas A. Brooks**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 150 on the plan of Sterling Heights, Section Five, of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 150 fronts 60 feet on the northerly side of Jonell Drive and runs back between lines 247.3 feet on the easterly line and 266.5 feet on the westerly line, to a dead line in the rear, which s a broken line, on which it measures 140 feet.

Being the same property conveyed to George Vincent Byrne and wife, Mary Frances Byrne, by deed from Mary Frances Parker Matthews, on April 1, 1976, of record in Book 5011, page 84, Register's Office for Davidson County, Tennessee. Mary Frances Byrne having died on April 22, 2010 leaving said property to George Vincent Byrne by right of survivorship. George Vincent Byrne died testate on August 19, 2010, a resident of Davidson County, Tennessee. His Last Will and Testament, naming Ronald P. Greene as his sole beneficiary, was admitted to Probate on November 3, 2010 at Cause No. 10P1691, Probate Court for Davidson County Tennessee.

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 1833, page 37, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4168, page 766; Book 1787, page 427; and Book 1914, page 500, Register's Office for Davidson County, Tennessee.

This is improved property known as: **74 Jonell Drive, Nashville, TN 37210**

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 June 9, 2015.

Ronald P. Greene
Ronald P. Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this June 9, 2015

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER [illegible]
NOTARY PUBLIC
[illegible] COUNTY