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 $240,000.00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Douglas A. Brooks 336 Haddon Ct Franklin, TN 37067	New Owner	083090457.00

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 1513 Holly Street Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Douglas A. 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 easterly 50 feet of Lots Nos. 18 and 19 on the Plat of Lindsley Park Addition as of record in Book 547, Page 76, Register's Office Davidson County.

Said Part of Lots Nos. 18 and 19 fronts 50 feet on the northerly side of Holly Street and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Trey Cain, Trustee of The 1513 Holly Street Trust, by Warranty Deed from Deborah Slate, recorded on June, 2, 2015 in Instrument Number 20150602-0051226, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Slate and wife, Deborah Slate by Deed from Jerry W. Suits and wife, Barbara Carolyn Suits, recorded on June 28, 1995 in Book 9714, Page 201, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1513 Holly Street, Nashville, TN, 37206**

This conveyance is subject to the following: (1) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq; (2) Taxes for the year 2015, a lien, not yet due and payable; (3) all matters appearing of record in Plat Book 547, Page 76, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150046643 DEEDWARR
Recvd: 06/12/15 09:20 2 pgs
Fees:13.00 Taxes:888.00
20150612-0055670

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 10th day of June, 2015.

The 1513 Holly Street Trust

By: _____
Trey Cain
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for Alpha One, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at this the 10th day of June, 2015.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2015053675

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON