WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150047113 DEEDWARR
Recvd: 06/15/15 10:30 2 pgs
Fees: 13.00 Taxes: 555.00
20150615-0056333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael McLean	Michael McLean	-071-04-0-081.00
(NAME)	(NAME)	
2605 Jones Avenue	1119 E 212th, Apt. 1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Bronx, NY 10469	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Douglas A. Brooks, married and Emory Christopher Martin, a single man** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael McLean, an unmarried man** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 335 on the Plan of Final Plan of Joywood Heights, Section II of record in Plat Book 1130, Page (s) 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas A. Brooks and Emory Christopher Martin by Warranty deed from Spartan Land & Investments, a Tennessee general partnership of record in Instrument No. 20150306-0019505 Register's Office for Davidson County, Tennessee, dated March 03, 2015 and recorded on March 06, 2015.

This property was not a marital residence of the Grantors herein, and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 1130, Page(s) 92 and 9,, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2605 Jones Avenue, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 10th day of June, 2015.

Douglas A. Brooks

Emory Christopher Martin

STATE OF Tennessee

COUNTY OF Davidson

I, Leslie Garside, a Notary Public of the County and State first above written, do hereby certify that Douglas A. Brooks and Emory Christopher Martin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Notary Public

My Commission Expires: 1/20/19

(SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206