BILL GARRETT, Davidson County
Trans:T20150047187 DEEDWARR
Recvd: 06/15/15 11:22 2 pgs
Fees:13.00 Taxes:947.20
20150615-0056428

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $256,000.00

Affiant

Subscribed and sworn to before me, this 12th day of June, 2015

Notary Public

My commission expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jordan L. Brooking & Leslie A. Brooking	**New Owner**	**109-04-0A-014.00-CO**
2504 Janalyn Trace		
Hermitage, TN 37076		

FOR AND IN 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 ACKNOWLEDGE, WE,

Lucas F. Ingram and Tiffany D. Ingram, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan L. Brooking and Leslie A. Brooking, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 14 on the Plan of Final Plat for Cluster-Lot Subdivision, Towering Oaks, Phase One of record in Plat at Instrument No. 20071127-0137704, 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 Lucas F. Ingram and Tiffany D. Ingram, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20110128-0007786 Register's Office for Davidson County, Tennessee, dated January 26, 2011 and recorded on January 28, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; all matters shown on the Plan of record as Instrument Number 20071127-0137704; Covenants, Conditions and Restrictions of record in Instrument Number 20091215-0114266; Stormwater Detention Agreement of record in Instrument Number 20070601-0065248; Restrictions and Easements of record in Instrument Number 20010205-0010996, Instrument No. 20041026-0128530 and Instrument No. 20050615-0068192; Access Easement Agreement of record in Instrument Number 20050831-0104488; Restrictions of record as Instrument Number 20110128-0007786; all RODC, TN; Subject to rights of others in and to the common areas and/or elements. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2504 Janalyn Trace, Hermitage, TN 37076.

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 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 our hands this 12th day of June, 2015.

Lucas F. Ingram

Tiffany D. Ingram

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Lucas F. Ingram and Tiffany D. Ingram, the within named Grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2015.

Notary Public

My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 5015164
RECORD & RETURN TO:
Solomon|Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064