BILL GARRETT, Davidson County
Trans: T20150060875 DEEDWARR
Recvd: 07/24/15 14:10 2 pgs
Fees: 13.00 Taxes: 653.05
20150724-0073014

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 176,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2015.

Stacey Denson Palmer
Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert D. Brooks	**CARDINAL FINANCIAL COMPANY, LP**	**04415034700**
1000 Birdsall St	**3701 Arco Corporate Drive, # 200**	
Old Hickory, TN 37138	**Charlotte, NC 28273**	

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,

Jack Morris Austin, a married man

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

Robert D. Brooks, a single man

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. 42 on the plan of Village of Old Hickory, Section B, of record in Plat Book 1424, page 67, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bonnie L. Clingman and Jack Morris Austin by Quitclaim Deed from Bonnie L. Clingman dated 03/31/97 and recorded on 04/03/97 in Book 10402, page 910, said Register's Office for said county. Bonnie L. Clingman Austin having since died on March 1, 2007. Jack Morris Austin having since married Marilyn Austin.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1000 Birdsall St, Old Hickory, TN 37138.

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 in 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/our hand(s) this 22nd day of July, 2015.

Jack Morris Austin

Marilyn Austin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jack Morris Austin and Marilyn Austin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH ANN MAYSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY