WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074287 DEEDWARR
Recvd: 09/01/15 11:21 2 pgs
Fees:13.00 Taxes:1341.25
20150901-0088645

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $362,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF AUGUST, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ROBERT L. SPRIGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, C-104, Franklin, TN 37067
file # 15-7659 BROOKS CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
John Noah Brooks and Alison Joy Maliszewski Brooks	Pinnacle Bank	11612005900
3803 Tulane Court	150 3rd Ave South Ste 900	
Nashville, TN 37215	Nashville TN 37201	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE:

OP PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

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

JOHN NOAH BROOKS AND WIFE ALISON JOY MALISZEWSKI BROOKS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3803 Tulane Court, Nashville, TN 37215

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 28th day of August, 2015.

OP Properties

BY:
William T. Owen, Partner

BY:
Jean M. Owen Partner

BY:
Chad I Pearman, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, William T. Owen, Jean M. Owen, and Chad I Pearman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Partners of OP PROPERTIES, the within named barganor, Partnership, and that William T. Owen, Jean M. Owen, and Chad I Pearman, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Partnership for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of August, 2015.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, of Block "F", on the Map of Woodmont Lane Homesites, of record in Book 1130, Page 13, amended in Book 7448, Page 114, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from JP Morgan Chase Bank, as Trustee to OP Properties, as recorded on the 21st day of April, 2011 in Instrument No. 20110421-0030782; Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., Substitute Trustee to OP Properties, as recorded on the 2nd day of November, 2006 in Instrument No. 20061102-0136027; Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee to OP Properties, as recorded on the 23rd day of October, 2006 in Instrument No. 20061023-0130861, as Corrected in Corrective Substitute Trustee's Deed in Instrument No. 20110421-0030781 and Warranty Deed from Stephen J. Jacobs and wife, Kathryn K. Jacobs to J. Carson Stone, III, Individual, as recorded on the 5th day of December, 1994 in Deed Book 9538, Page 104, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT LANE HOMESITES, as recorded in Plat Book 1130, Page(s) 13, amended in Book 7448, Page 114, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Subject to contract relative to water rights, etc. as set out in Agreement between Nashville Water Co. Inc. and Al Feldman recorded in Book 1071, Page 420.