231,600.00

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,600.00

J. Clare Lundy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Ste 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J Clare Lundy		Map No. 119-13
(NAME)	SUNTRUST MORTGAGE, INC.	
476 Timmons Street	1001 SEMMES AVENUE	Parcel No. 121.00
(ADDRESS)	RICHMOND, VA 23224	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John N. Brooks and Alison Maliszewski Brooks, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J Clare Lundy,** 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. 33, on the Map of College heights, of record in Book 332, Page 19, Register's Office for said County, to which plan is hereby made for a more complete description.

Being the same property conveyed to John N. Brooks by Warranty Deed from Laura Ann English, unmarried, now known as Laura Ann English-Vinson, a married woman of record as Instrument No. 20090817-0076999, Register's Office for Davidson County, Tennessee.

Alison Maliszewski Brooks joins in executing this Warranty Deed to convey any an all interests she may have in subject property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 332, page 19, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 476 Timmons Street, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20150074617 DEEDWARR
Recvd: 09/02/15 08:05 2 pgs
Fees:13.00 Taxes:856.92
20150902-0089049

Witness my/our hands this 24th day of August, 2015.

John N. Brooks

Alison Maliszewski Brooks

State of Tennessee
County of Davidson

Personally appeared before me John N. Brooks, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of August, 2015.

Notary Public Robert L. Scruggs
My Commission Expires: _____

File No.: 73115205

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