WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075687 DEEDWARR
Recvd: 09/04/15 11:13 2 pgs
Fees:13.00 Taxes:932.40
20150904-0090387

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#15-0336

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $252,000.00.

Affiant

Subscribed and sworn to before me this 31 day of August, 2015.

Notary Public
My Commission expires: 2/16/18
(Affix Seal)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ryan D. Brumley	Community Mortgage, LLC	083-01-0-063.00
917 Sharpe Avenue	19045 E. Valley View Pkwy #F	
Nashville, TN 37206	Independance, MO 64055	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Douglas A. Brooks and Pamela B. Simmons**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ryan D. Brumley, a single man, and Madeline N. Manifould, a single woman, as joint tenants**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 21 on the plan of ZACK Q. MYER'S SUBDIVISION OF PART OF THE WOOD PROPERTY, of record in Book 547, page 189, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas A. Brooks and Pamela B. Simmons, from Andy Maloney, as Trustee for The 917 Sharpe Avenue Trust, by deed on January 23, 2015, of record in Instrument Number 20150128-0008149, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 189, Register's Office Davidson County, Tennessee.

This is improved property known as: **917 Sharpe Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 31, 2015.

Douglas A. Brooks

Pamela B. Simmons
Pamela B. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Douglas A. Brooks and Pamela B. Simmons** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 31, 2015

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY