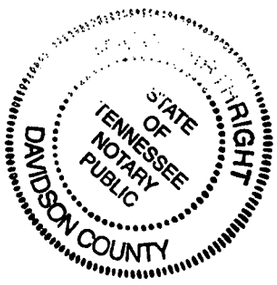
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 08-30-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin F Brooks Bobbie J Brooks	Lending Hand Mortgage LLC	033030b11100co
(NAME)	(NAME)	
144 Ivy Hill Lane	116 East Cedar Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsvile, TN 37072	
(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, I, **Michael S. Agee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin F Brooks and Bobbie J Brooks,joint tenants with right of survivorship** 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. 22 on the plan of Dry Creek Farms, Phase 3, of record in Instrument No. 20070221-0021236 as corrected in Instrument No: 20070411-0043542, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael S. Agee, a single person, by Warranty Deed from Beazer Home Corp., a Tennessee Corporation, dated December 19, 2007, of record in Instrument No. 20071231-0148629, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 144 Ivy Hill Lane, Goodlettsville, TN 37072
(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:T20150084205 DEEDWARR
Recvd: 10/02/15 14:20 2 pgs
Fees:13.00 Taxes:721.28
20151002-0100651

Witness my/our hands this 30th day of September, 2015.

Michael S. Agee

State of Tennessee
County of Williamson

Personally appeared before me Michael S. Agee, 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 30th day of September, 2015.

Notary Public
My Commission Expires: _____

File No.: 10017

BETH HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018