WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101812 DEEDWARR
Recvd: 12/02/15 09:16 2 pgs
Fees:13.00 Taxes:961.63
20151202-0121325

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $259,900.00.

Gina Dunning
Affiant

Subscribed and sworn to before me this 25th day of Nov., 2015.

Lori Buie
Notary Public
My Commission expires: 9/05/19
(Affix Seal)

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:
Louise Register	New owner	072-02-0-176.00
1119 Kirkland Avenue		
Nashville, TN 37216		

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 Emory C. Martin,**hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Louise Register and Roger Register, wife and husband,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 42 on the Map of Inglewood Place, as of record in Book 332, page 101, 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, married, and Emory C. Martin, from Cornerstone Investments, Inc., by deed on July 10, 2015, of record in Instrument Number 20150713-0067791, Register's Office for Davidson County, Tennessee.

Grantors warrant that they have 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 332, page 101, Register's Office Davidson County, Tennessee.
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This is improved property known as: **1119 Kirkland Avenue, Nashville, TN 37216**

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 November 12, 2015.

Douglas A. Brooks

Emory C. Martin

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 Emory C. Martin,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 12, 2015

My commission expires 7/8/19

Notary Public

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