WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104067 DEEDWARR
Recvd: 12/09/15 12:49 2 pgs
Fees:13.00 Taxes:777.00
20151209-0123972

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $210,000.00.

Affiant

Subscribed and sworn to before me this 1st day of December, 2015

Notary Public
My Commission expires: SEP 2 0 2016
(Affix Seal)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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:
Adrienne Helen West	NEW OWNER	071-04-0-009.00
135 Gordon Terrace		
Nashville, TN 37207		

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, **Doug Brooks**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adrienne Helen West, unmarried woman,** herheirs 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 easterly 60 feet of the westerly 140 feet of Lot No. 37 on the Map of John L. Gordon's Subdivision, as of record in Book 843, page 61, Register's Office for said County.

According to a copy of a survey thereof made by Loyd Scobey, Jr. dated November 21, 1949, said part of said lot fronts 60 feet on the northerly side of Gordon Terrace and runs back 285 feet, more or less, on the easterly line and 283 feet, more or less on the westerly line, to a dead line in the rear measuring 60 feet, more or less, thereon.

Being the same property conveyed to Doug Brooks, by deed from Spartan Land & Investments, GP, on June 5, 2015, of record in Instrument Number 20150612-0056084, 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 843, page 61, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1779, page 352, Register's Office for Davidson County, Tennessee.

This is improved property known as: **135 Gordon Terrace, Nashville, TN 37207**

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 30, 2015.

Doug Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doug Brooks** 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 November 30, 2015

My commission expires 7/8/19

Notary Public

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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066