BILL GARRETT, Davidson County
Trans:T20150104990 DEEDWARR
Recvd: 12/11/15 15:34 2 pgs
Fees:13.00 Taxes:869.50
20151211-0125031

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2015.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Graham J. Benson	SWBC Mortgage Corp.	
1707 12Th Avenue North	9311 San Pedro Ave., Ste 100	081-11-0-435-00
Nashville, TN 37208-2028	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFF MIDDLEBROOKS, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRAHAM J. BENSON, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Southeasterly half of Lot No. 185 on the Plan of DT McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot no. 185 fronts 50 feet on the Southwesterly side of 12t Avenue North, formerly Florence Street and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Fredie D. Collier and wife, Annie L. Collier by Quitclaim deed from Antonio Collier, Trovone Collier and Shanita Collier of record in Instrument No. 20071127-0137554 Register's Office for Davidson County, Tennessee, dated October 23, 2007 and recorded on November 27, 2007.

Being the same property conveyed to Nick Dorroll by Warranty deed from Fredie D. Collier and Carol D. Beard-Collier of record in Instrument No. 20150304-0019078 Register's Office for Davidson County, Tennessee, dated March 04, 2015 and recorded on March 04 2015.

Being the same property conveyed to Jeff Middlebrooks, married by Warranty deed from Nick Dorroll, married of record in Instrument No. 20150331-0027884 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on March 31, 2015.

* Grantor is married but property is an investment property and has never been a residence of the grantor or his spouse.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1707 12Th Avenue North, Nashville, TN 37208-2028.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of December, 2015.

Jeff Middlebrooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeff Middlebrooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of December, 2015.

Notary Public

