Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105758 DEEDWARR
Recvd: 12/15/15 11:01 2 pgs
Fees:13.00 Taxes:1328.30
20151215-0125961

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $359,000.00.

Affiant

Subscribed and sworn to before me this 11 day of December, 2015.

Notary Public
My Commission expires: 10-12-18
(Affix Seal)

KRISTIN SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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: |
|---|---|---|
| Taylor Butler | Regions Bank | 083-09-0-457.00 |
| 1513 Holly Street | 2050 Parkway Office Circle | |
| Nashville, TN 37206 | Birmingham, AL 35244 | |

**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**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Taylor Butler, unmarried man and Lauren Walker, unmarried woman as joint tenants with right of survivorship**, 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 easterly 50 feet of Lots Nos. 18 and 19 on the Plat of Lindsley Park Addition as of record in Plat Book 547, page 76, Register's Office for Davidson County, Tennessee.**

**Said parts of Lots nos. 18 and 19 fronts 50 feet on the northerly side of Holly Street and runs back between parallel lines 100 feet to a dead line.**

**Being the same property conveyed to Douglas A. Brooks, by deed from Trey Cain, as Trustee for The 1513 Holly Street Trust, on June 10, 2015, of record in Instrument Number 20150612-0055670, 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 76, Register's Office Davidson County, Tennessee.

This is improved property known as: **1513 Holly Street, 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 December 11, 2015.

**Douglas A. 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 **Douglas A. 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 December 11, 2015

My commission expires 7/8/19

Notary Public

