Warranty Deed

Davidson County DEEDWARR Recvd: 12/31/15 14:28 3 pgs Fees:18.00 Taxes:399.23 **20151231-0131682**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $107,900.00. Affiant Subscribed and sworn to before me, this ~~the 18th~~ day of December, 2015. Notary Public My commission expires:

KELLEY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2016

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:
Tammara B. Brooks	Pinnacle Bank	
139 McMurray Circle	150 3rd Ave So #900	147-16-0A-039.00-CO
Nashville, TN 37211-5377	Nashville, TN 37201	

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, **AMANDA KAY VAN DOORN FKA AMANDA KAY MIDDAGH, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAMMARA B. BROOKS, AN UNMARRIED WOMAN,** 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 Unit No. 39 on the Plan of McMurray Court, of record in Plat Book 6250, Page 230, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda K. Middagh and Ryan Patrick Middagh, wife and husband by Warranty deed from Kerri E. Nichols now known as Kerri E. Hudson and husband, Adam Hudson of record in Instrument No. 20081126-0115873 Register's Office for Davidson County, Tennessee, dated November 26, 2008 and recorded on November 26, 2008.

Being the same property conveyed to Amanda Kay Middagh by Quitclaim pursuant to that certain Final Decree of Divorce filed under Case Number 13D-2364 in the Third Circuit Court for Davidson County, Tennessee. The said decree having restored Amanda Kay Middagh's maiden to Amanda Kay Van Doorn. Deed from Ryan Patrick Middagh of record in Instrument No. 20131031-0112980 Register's Office for Davidson County, Tennessee, dated July 30, 2013 and recorded on October 31, 2013.

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 139 McMurray Circle, Nashville, TN 37211-5377.

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 18TH day of December, 2015.

Amanda Kay Van Doorn

Amanda Kay Van Doorn

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 Amanda Kay Van Doorn 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 18TH day of December, 2015.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUN 3, 2017

True Copy Certification

I, Deborah K. Devine, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Deborah Devine
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Nancy Schneider, a notary public for this county and state, Deborah K. Devine who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nancy Schneider
Notary's Signature

NANCY L. SCHNEIDER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

My Commission Expires: _____

{Notary' Seal}