Davidson County DEEDWARR
Recvd: 02/02/16 13:37 3 pgs
Fees:18.00 Taxes:1091.50
20160202-0010165

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2016.

Notary Public
My commission expires:

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT. 18, 2018

02-1512-49739

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Eric Brazier 318 Vaughn Street Nashville TN 37207	Same	082-03-0-407.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Estate of Lula M. Brooks**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eric Brasher**, hereinafter called the Grantees, their successors 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 Lot No. 12 and the easterly 1/2 of Lot No. 13, on the Plan of J.M. Eatherley's Addition to East Nashville, of record in Book 57, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 12 and the easterly 1/2 of Lot No. 13 adjoin and front together 75 feet on the southerly side of Vaughan Avenue and runs back between parallel lines 173 feet to a dead line in the rear which measures 75 feet thereon.

Being the same property conveyed to Marcellus Brooks and wife, Lula M. Brooks by Warranty Deed from Lawrence A. DaVault, Lorene DaVault, and Jewel V. Butler, dated October 27, 1980, recorded October 27, 1980, of record in Book 5670, Page 142, Register's Office for Davidson County, Tennessee. The said Marcellus Brooks having since died on January 19, 2012 (erroneously referenced in prior deed as January 19, 2013).

Further being the same property conveyed to Lula M. Brooks by Quitclaim Deed from Marcellus Brooks and wife, Lula M. Brooks, dated January 17, 2013, recorded February 6, 2013, of record in Instrument No. 20130206-0012541, Register's Office for Davidson County, Tennessee. The said Lula M. Brooks having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 318 Vaughn Street, Nashville, TN 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 25th day of January, 2016.

Estate of Lula M. Brooks

BY: _____
Marcellus Vaughn Brooks
Personal Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marcellus Vaughn Brooks, Personal Representative of the Estate of Lula M. Brooks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes and in the capacity therein contained.

Witness my hand in Brentwood, TN, this 25th day of January, 2016.

_____
Notary Public
State of Tennessee at Large

My Commission expires: 9/26/2016

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

True Copy Certification

I, Dellana Lowhorn, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, John A Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JOHN A. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____
Notary' Seal (if on paper)