(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160020087 DEEDWARR
Recvd: 03/11/16 09:58 2 pgs
Fees:13.00 Taxes:1110.00
20160311-0023401

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $300,000.00

Affiant

Subscribed and sworn to before me this 1 day of March 2016

Notary Public
My Commission expires: 4/6/17
(Affix Seal)

N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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:
Joshua L. Sales	GUARANTY TRUST COMPANY	072-09-0-281.00
804 Fairwin Avenue	316 ROBERT ROSE DRIVE	
Nashville, TN 37216	, MURFREESBORO, TN 37129	

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 **Joshua L. Sales, an unmarried person**, 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 west 100 feet of the east 153.4 feet of Lot Nos. 43, 44 and 45, on the Map of Eskridge Subdivision of part of the W.B. Franklin Property of record in Book ~~247~~ 547, page 52, Register's Office for Davidson County, Tennessee.

Said part of said lots front 100 feet on the south side of Fairwin Avenue and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Doug Brooks, by deed from Trey Cain, Trustee of The 804 Fairwin Avenue Trust, on April 15, 2015, of record in Instrument Number 20150417-0034235, 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 52, Register's Office Davidson County, Tennessee.

This is improved property known as: **804 Fairwin Avenue, Nashville, TN 37216**

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 March 1, 2016.

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 March 1, 2016

My commission expires 7/8/19

Notary Public

