PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20160020325 DEEDWARR
Recvd: 03/11/16 15:38 2 pgs
Fees: 13.00 Taxes: 3052.50
20160311-0023654

W & I Ref: (DM) Title No.: 58116
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Seth McInteer Blewett McInteer 3501 Amanda Avenue Nashville, TN 37215	SWBC Mortgage Corp. 5311 San Pedro #100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 117110M00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$825,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julia D. Brooks and Larry J. Brooks, wife and husband,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Seth McInteer and Blewett McInteer, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Amanda Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Amanda Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20110531-0041250, Register's Office for Davidson County, Tennessee, said Declarations being amended in Instrument No. 20120320-0023582 and amended and reinstated in Instrument No. 20120601-0047468, said Register's Office, and to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Amanda Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20110531-0041250, and Bylaws appended thereto as Exhibit "C" and as amended in Instrument No. 20120320-0023582 and amended and restated in Instrument No. 20120601-0047468, Register's Office for Davidson County, Tennessee are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Julia D. Brooks and spouse, Larry J. Brooks, by Warranty Deed from Lester B. Glover, Jr. and spouse, Mary S. Glover, dated July 30, 2003 and recorded on August 1, 2003, of record in Inst. No. 20030801-0109332, Register's Office for Davidson County, Tennessee. By quitclaim Deed dated March 3, 2012, recorded March 20, 2012, of record in Inst. No. 20120320-0023583, said Register's Office, subject property was conveyed to Julia D. Brooks and Larry J. Brooks.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions in Inst. No. 20110531-0041250, amended in Inst. No. 20120601-0047468 and Inst. No. 20120320-0023582, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20110531-0041250, amended in Inst. No. 20120601-0047468 and Inst. No. 20120320-0023582, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Amanda Townhomes of record in Inst. No. 20110531-0041251, said Register's Office.

This is improved property, known as 3501 Amanda Avenue, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 2016.

Julia D. Brooks

Larry J. Brooks

State of Tennessee

County of Davidson

On this 26th day of February, 2016, before me the undersigned authority, personally appeared Julia D. Brooks and Larry J. Brooks, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $825,000.00.

Affiant

Sworn and subscribed before me this 26th day of February, 2016.

Notary

My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018