WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of May, 2016

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

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:
Craig Roberts & Doug Brooks	SAME	081-07-0-120.00
5030 Claude Drive		
Smyrna, TN 37167		

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, **Faye Waters**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Craig Roberts and Doug Brooks**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lots 37 and 38 in the Subdivision of Lot No. 7 of Owen's Buena Vista Plan of Lots as of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of North Clay Street 40 feet westerly from the margin of Crooked Street; thence with the westerly margin of North Clay Street westerly 40 feet; thence parallel with Crooked Street northerly 104 feet to the line between Lot Nos. 38 and 39 on said plan; thence with said line easterly 40 feet to a point that is 40 feet westerly from the westerly margin of Crooked Street; thence parallel with Crooked Street 104 feet to the beginning.

Being the same property conveyed to Edward Rafe Cunningham, a single person from Top Motors, Inc., by Installment Deed on November 15, 2002, of record in Instrument Number 20021121-0144994, Register's Office for Davidson County, Tennessee.Further Being the same property conveyed to Faye Waters by Affidavit of Heirship of record in Instrument Number 20160527-0053560 **, Register's Office for Davidson County, Tennessee.**

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 Plat Book 57, Page 26, Register's Office Davidson County, Tennessee.

This is improved property known as: **1002 Clay Street, Nashville, TN 37208**

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 May 18, 2016.

Davidson County DEEDWARR
Recvd: 05/27/16 10:19 2 pgs
Fees:13.00 Taxes:222.00
20160527-0053561

Faye Waters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Faye Waters** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 18, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, 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, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.