WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/16 10:43 3 pgs
Fees:18.00 Taxes:444.00
20160527-0053587

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Linda G Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of May 2016

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Doug Brooks	Doug Brooks	082 07 0 490.00
(NAME)	(NAME)	
336 Haddon Court	SAME	
(ADDRESS)	(ADDRESS)	
Franklin TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty Thousand And No/100 Dollars ($120,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Linda G. Thomas, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Douglas A. Brooks, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Plan of Arrington Heights, Section 3, as of record in Book 3300, Page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 54 feet on the easterly side of North Fifth Street and extends back 288.27 feet on the northerly line and 272.92 feet on the southerly line, to the west right-of-way line of the L & N Railroad, on which is measures 56.14 feet.

Being the same property conveyed to William E. Thomas and wife, Linda G. Thomas by Warranty Deed from Andrew Lee Cowan and wife, Barbara M. Cowan dated March 29, 1974 and recorded April 2, 1974 in Book 4801, Page 639, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Linda G. Thomas, a single person by Deed from William E. Thomas, a single person dated December 27, 1984 and recorded March 7, 1985 in Book 6505, Page 786, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-162827SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 615 North 5th 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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 25th day of May, 2016.

Linda G. Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Linda G. Thomasthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2016.

Notary Public

My Commission Expires: 9-16-18

(SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

File Number: GRN-162827SSO

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, Carl E. Dunphy, II, 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: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE