WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160049236 DEEDWARR
Recvd: 06/10/16 09:43 2 pgs
Fees: 13.00 Taxes: 773.30
20160610-0058829

R-VRES-16-5064-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacob I. Brooks	**SWBC Mortgage Corp**	
(NAME) **5064 English Village Drive**	(NAME) **9311 San Pedro Ave., Ste. 100**	**161-10-0A-112.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEN P. AVERY AND JENNA L. AVERY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB I. BROOKS, UNMARRIED, AND KATHERINE ROBBINS, UNMARRIED; AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 176 on the Plan of Villages of Brentwood, Phase Two of record in Plat Book 6250, Page 169, as amended by Surveyor's Certification of Correction of record in Book 8484, page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ben P. Avery, an unmarried person and Jenna L. Stanfill, an unmarried person by Warranty deed from Evan H. Shaver and Rachel M. Shaver, husband and wife of record in Instrument No. 20130530-0054480 Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on May 30, 2013. The said Jenna L. Stanfill having since married and now being known as Jenna L. Avery.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 6250, Page 169, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended in Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251, Book 8507, Page 831, Book 11526, Page 579 and Instrument No. 200006060-056066, Register's Office for Davidson County, Tennessee.
- Charter of Villages of Brentwood Homeowner's Association of record in Book 6158, Page 352 as amended in Book 7599, Page 914 and Instrument No. 20000606-0056067, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Villages of Brentwood Homeowner's Association of record in Book 7663, Page 928 and Book 9728, Page 624, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metro Government of Nashville and Davidson County, Tennessee of record in Book 6310, Page 961, Book 6334, Page 980 and Book 6897, Pages 120 and 184, in the Register's Office for Davidson County, Tennessee.
- Water Mains Easement of record in Book 8197, Page 338, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6398, Page 900, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5064 English Village Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF JUNE, 2016.

Ben P. Avery

Jenna L. Avery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN P. AVERY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNA L. AVERY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212