WARRANTY DEED

Please record + Send to:
Feamley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Latresa Witherspoon	Owner	059-10-0-197.00
(NAME)	(NAME)	
3858 Crouch Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Frankie R. Brooks, a widow, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Latresa Witherspoon, a single person, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 685, PHASE 1, SECTION 5, HAYNES MANOR, as shown on plat of record in Plat Book 4460, Page 35 (erroneously referred to as 350 in Deeds of Acquisition), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Stacy Yvette Brooks-Moore, Ammon T. Brooks, Jr. and Ashley T. Brooks to Frankie R. Brooks, a widow, as recorded on the 23rd day of August, 2006 in Instrument No. 20060823-0104065; Quitclaim Deed from Thomas V. White, Trustee to Ammon T. Brooks, as recorded on the 24th day of August, 1976 in Deed Book 5061, Page 462; Deed of Correction, as recorded on the 7th day of October, 1976 in Deed Book 5076, Page 363; Affidavit of Heirship in Instrument No. 20060823-0104064 and Warranty Deed from Zeitlin Construction Company to Ammon T. Brooks and wife, Ida Jane Brooks, as recorded on the 11th day of July, 1972 in Deed Book 4617, Page 628, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20160057322 DEEDWARR
Recvd: 07/06/16 09:50 2 pgs
Fees: 13.00 Taxes: 542.05
20160706-0068929

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	3858 Crouch Drive	Nashville	TN	37207	
		(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)	

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, 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 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 28th day of June, 2016.

Frankie R. Brooks

Frankie R. Brooks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Frankie R. Brooks with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 28 day of June, 2016.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires: 11.6.17