BILL GARRETT, Davidson County
Trans:T20160065221 DEEDWARR
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Fees:13.00 Taxes:130.61
20160729-0078173

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Roy Van Brindley, III 1828 Holzwarth Rd. Spring, TX 77388	Roy Van Brindley, III 1828 Holzwarth Rd. Spring, TX 77388	0480000/168.00

THIS INDENTURE, made this 25th day of July, 2016 between

Roy Van Brindley, Jr., Jimmy David Brindley, William Michael Brindley and Bradford Leon Brindley

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Roy Van Brindley, III, unmarried

of Harris County Texas, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being Lot No. 1 on the Final Plat of Ferriss Acres of record in Plat Book 6200, Page 945, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Barbara Sue Ferriss by Deed dated 12/10/96 from Melvin Wayne Young, Executor of the Estate of Clifford M. Ferris, Jr., deceased of record in Book 10290, Page 692 and Warranty Deed dated 7/8/74 of record in Book 5140, Page 392, Register's Office for Davidson County, Tennessee. Barbara Sue Ferriss now being deceased, having died on March 18, 2016 leaving Roy Van Brindley, Jr., William Michael Brindley, Bradford Leon Brindley and Jimmy David Brindley as her sole heirs as shown in the Last Will and Testament of Barbara Sue Ferriss, Probate Division of Circuit Court of Davidson County, Tennessee, Docket No. 16P683.

This is (X) improved ( ) unimproved property known as: 4808 Eatons Creek Rd. Nashville TN 37218

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Roy Van Brindley, Jr.

Jimmy David Brindley

William Michael Brindley

Bradford Leon Brindley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Roy Van Brindley, Jr., Jimmy David Brindley, William Michael Brindley, Bradford Leon Brindley, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 25th day of July, 2016.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $35,300.00.

Affiant

Sworn to and subscribed before me, this 25th day of July, 2016.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019