WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065937 DEEDWARR
Recvd: 08/01/16 13:42 2 pgs
Fees:13.00 Taxes:214.60
20160801-0079107

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna Catherine Brooks	Synovus Mortgage Co.	Map 161-1 A
(NAME)	(NAME)	
5296 Edmondson Pike	2204 Lakeshore Drive #325	Parcel 69.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carole Jean Thorogood and husband, Michael C. Thorogood** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anna Catherine Brooks, an unmarried woman,** 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:

Land in Davidson County, Tennesee being Unit No. 5606-#5 as shown on the Plat of Danbury, of record in Book 6612, page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Danbury Homeowner's Association, all as described in Book 6612. page 75. et seq., to which reference is hereby made for a more complete description.

Being the same property conveyed to Carole Jean Thorogood and husband Michael C. Thorogood by Warranty Deed, from Mary Frances Wright, unmarried, filed for record on April 14, 2005, in 20050414-0041863, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5306 Edmondson Pike Apt. 5, Nashville, TN 37211
(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 my/our hands this 29th day of July, 2016.

Carole Jean Thorogood
Carole Jean Thorogood

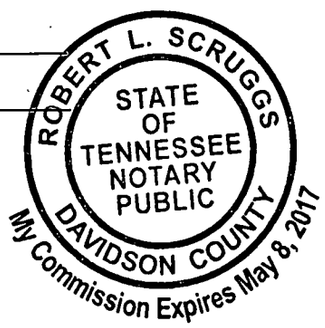
Michael C. Thorogood
Michael C. Thorogood

State of Tennessee
County of Davidson

Personally appeared before me Carole Jean Thorogood and Michael C. Thorogood, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2016.

Robert L. Scruggs
Notary Public Robert L. Scruggs
My Commission Expires:



File No.: 36921