Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $263,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of August, 2016.

Notary Public
My commission expires: 6-22-20

REX A. CHAMBERLAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

02-1607-49973

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kyle W. Brooks 1221 Andrew Donelson Dr Hermitage TN 37076	First Advantage Bank 1430 Madison St. Clarksville, TN 37040	075-11-0-A-037.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert M. Williams and wife, Catherine J. Williams**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kyle W. Brooks**, hereinafter called the Grantees, their successors 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 No. 56, on the Plan of Phase Two, Heritage Meadows, of record in Book 9700, Page 525, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Williams and wife, Catherine J. Williams by deed from Frank Batson Homes, Inc., dated February 25, 1999, recorded March 1, 1999, of record in Book 11361, Page 66, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1221 Andrew Donelson Dr, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/18/16 08:46 3 pgs
Fees:18.00 Taxes:973.10
20160818-0086173

WITNESS my hand this 12th day of August, 2016.

Robert M. Williams

Catherine J. Williams

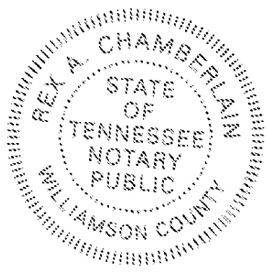
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert M. Williams and Catherine J. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of August, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6-22-20



True Copy Certification

I, Amy Tidwell, 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 Tennessee

County of Williamson

Personally appeared before me, Rex A. Chamberlain [Name of Notary], a notary public for this county and state, Amy Tidwell [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-22-20

{Notary' Seal}

REX A. CHAMBERLAIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY