Davidson County DEEDWARR
Recvd: 09/15/16 09:05 3 pgs
Fees:18.00 Taxes:314.50
20160915-0096938

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$85,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of September, 2016.

Notary Public
My Commission expires: 3-14-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Pearl Properties, LLC	SAME - NEW OWNER	081-07-0-120.00
20106 Crowne Brook Circle		
Franklin, TN 37067		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Doug Brooks and Craig Roberts**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Pearl Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lots 37 and 38 in the Subdivision of Lot No. 7 of Owen's Buena Vista Plan of Lots as of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of North Clay Street 40 feet westerly from the margin of Crooked Street; thence with the westerly margin of North Clay Street westerly 40 feet; thence parallel with Crooked Street northerly 104 feet to the line between Lot Nos. 38 and 39 on said plan; thence with said line easterly 40 feet to a point that is 40 feet westerly from the westerly margin of Crooked Street; thence parallel with Crooked Street 104 feet to the beginning.

Being the same property conveyed to Craig Roberts and Doug Brooks, from Faye Waters, by deed on May 18, 2016, of record in Instrument Number 20160527-0053561, Register's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property, and that said property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 26, Register's Office Davidson County, Tennessee.

This is improved property known as: **1002 Clay Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 12, 2016.

Doug Brooks

Craig Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doug Brooks and Craig Roberts** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 12, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

