WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160087726 DEEDWARR
Recvd: 10/05/16 12:40 2 pgs
Fees: 13.00 Taxes: 629.00
20161005-0105252

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin TN 37064
File # 0128-33923

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $170,000.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2016

Notary Public
My Commission expires: May 22, 2019
(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:
Branden R. Gill	New Owner	059-09-0-030.00
4021 Meadow Hill Drive		
Nashville, TN 37218		

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**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Branden R. Gill, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Haynes Estates, Section Two, as of record in Book 4175, page 13, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the westerly margin of Meadow Hill Drive, said point being the common corner of Lots 122 & 123; thence with the line between said two lots westwardly 128.51 feet to a point; thence northwardly 98.12 feet to the southerly margin of Lytle Drive; thence with the southerly margin of said Lytle Drive, eastwardly 97.48 feet to the beginning of a curve; thence around said curve to the right 38.64 feet to the westwardly margin of Meadow Hill Drive; thence with the westerly margin of said Meadow Hill Drive, southwardly 64.56 feet to the point of beginning.

Being the same property conveyed to Doug Brooks, from Cornerstone Investments, Inc., a Tennessee corporation, by deed on March 24, 2016, of record in Instrument Number 20160330-0030067, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject 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 Book 4175, page 13, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4230, page 545; and Book 4142, page 406, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4021 Meadow Hill Drive, Nashville, TN 37218**

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 30, 2016.

Doug Brooks

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** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 30, 2016

My commission expires 7/8/19

Notary Public

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