WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

L-FSBO-16-902-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Metrick and Loren Metrick	Mark Metrick and Loren Metrick	
(NAME)	(NAME)	
902 42nd Avenue North	506 Braylon Circle	**091-08-0-281.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-2330	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ORLANDO WESTBROOKS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK METRICK AND LOREN METRICK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Subdivision of Lots 3-4-5 and 6 of Lots 27-28-29-30-31-32-42-44 and 48 in Plat of Clifton of record in Plat Book 161, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 50 feet on the Easterly line of 42nd Avenue North and extends back between lines 166-1/2 feet on the Southerly line and 193 feet on the Northerly line to a 15 foot alley in the rear measuring 52.6 feet thereon.

Being the same property conveyed to Orlando Westbrooks by Warranty deed from Cleo H. Whitefield of record in Book 11633, page 399, Register's Office for Davidson County, Tennessee, dated August 20, 1999 and recorded on August 25, 1999. Said property is not the primary or marital residence of the within named Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 80, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **902 42nd Avenue North, Nashville, Tennessee 37209-2330**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160095372 DEEDWARR
Recvd: 10/28/16 10:49 2 pgs
Fees:13.00 Taxes:444.00
20161028-0114005

Witness my/our hand(s) this the 20th DAY OF OCTOBER, 2016.

Orlando Westbrooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ORLANDO WESTBROOKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212