3C-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100904 DEEDWARR
Recvd: 11/15/16 14:57 2 pgs
Fees:13.00 Taxes:1294.63
20161115-0120509

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$349,900.00.**

Affiant

Subscribed and sworn to before me this 10th day of November, 2016

Notary Public
My Commission expires: 5/8/18
(Affix Seal)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

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:
John H. Love	Bankplus	091-12-0-068.00
713 45th Avenue North	420 Northpark Dr.	
Nashville, TN 37209	Ridgeland, MS 39157	

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, **Douglas A. Brooks and Emory Christian Martin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John H. Love, an unmarried person**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Nos. 94 and 96 of block No. 59 Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lot Nos., 94 and 96 front together 50 feet on the westerly side of 45th Avenue North, formerly 4th Street, and run back between parallel lines, with the southerly margin of Indiana Avenue, 110 feet to an alley.

Being the same property conveyed to Douglas A. Brooks and Emory Christopher Martin, from Devan McClish, by deed on March 31, 2016, of record in Instrument Number 20160404-0031491, Register's Office for Davidson County, Tennessee.

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, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

This is improved property known as: **713 45th Avenue North, Nashville, TN 37209**

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 November 11, 2016.

Douglas A. Brooks

Emory Christian Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Douglas A. Brooks and Emory Christian Martin** 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 November 11, 2016

My commission expires 7/8/19

Notary Public

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