WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/14/16 11:40 4 pgs
Fees:23.00 Taxes:503.20
20161214-0131074

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LS Properties, LLC, a Tennessee Limited Liability Company	LS Properties, LLC, a Tennessee Limited Liability Company	191-10-O-088.00
(NAME)	(NAME)	
5516 Rome Avenue	5516 Rome Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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 considerations, the receipt of which is hereby acknowledged, **James David Brooks, Executor for the Estate of William Edward Brooks, and Tanya Lee Haskins Wilson, and Mark Edwards Brooks, and Vickie Delores Haley**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **LS Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), their heirs and/or 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. 95, on the Plan of Urbandale, Section I, as of record in Book 1835, Page 45, Register's Office for said County, described as follows:

Beginning on the northerly margin of Rome Avenue, at the Corner of Lot Nos. 94 and 95; thence with the line between said lots northwardly 140 feet; thence eastwardly 26 feet; thence South 40 Deg. 02 Min. East, 61.25 feet; thence South 20 Deg. 30 Min. East, 80 feet to the northerly margin of Rome Avenue; thence with the northerly margin of same, westwardly 66 feet to the BEGINNING.

Being the same property conveyed to William Edward Brooks by Warranty Deed dated January 26, 1998, from James David Brooks and wife, Anita R. Brooks of record in Book 10769, Page 968, in the Register's Office for Davidson County, Tennessee. William Edward Brooks died on or about July 5, 2015. See also Probate File #16P1319, of record in Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on Plat of record in Book 1835, Page 45, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5516 Rome Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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.

Witness our hands this 9th day of December, 2016.

James David Brooks, Executor for the Estate of William Edward Brooks

Tanya Lee Haskins Wilson by James David Brooks, as Attorney-in-Fact

Mark Edwards Brooks by James David Brooks, as Attorney-in-Fact

Vickie Delores Haley by James David Brooks, as Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James David Brooks**, the personal representative for the estate of William Edward Brooks ,the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of December, 2016.

Notary Public
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **James David Brooks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of *, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20161214-0131071, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 9th day of December, 2016.

*Tanya Lee Haskins

Notary Public
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

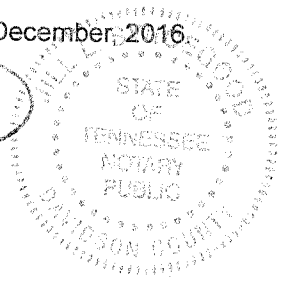
State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **James David Brooks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),

and who acknowledged that he is the attorney-in-fact of Mark Edwards Brooks, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. ____ 20161214-0131072 ____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 9th day of December, 2016.

Notary Public
My Commission Expires: 9/10/2018

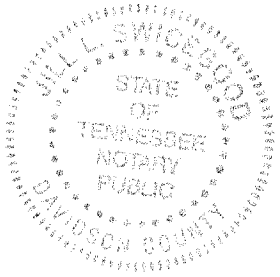


State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **James David Brooks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Vickie Delores Haley, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. ____ 20161214-0131073 ____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 9th day of December, 2016.

Notary Public
My Commission Expires: 9/10/2018



RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018