WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/16 08:46 2 pgs
Fees:13.00 Taxes:536.50
20161219-0132563

ANDREW H. MALONEY 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, **$145,000.00.**

Affiant

Subscribed and sworn to before me this 20th day of December, 2016

Notary Public
My Commission expires: 8/5/18
(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:
Doug Brooks	SAME	133-08-0-020.00
336 Haddon Court		
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, **Katherine Medley, Brandi M. Medley and Dewey L. Medley, II**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Doug Brooks**, 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. 100 on the Plan of Glencoe Acres, Section 1, as of record in Book 1835, pages 137 and 138, Register's Office for said County.

Said Lot No. 100 fronts 90 feet on the southerly side of Mimosa Drive and extends back 193.7 feet on the easterly line and 194.2 feet on the westerly line, to a dead line, measuring 78.5 feet thereon.

Being the same property conveyed to Fred Medley and wife, Katherine Medley by deed from Dewey Medley and wife, Frankie Medley, on August 28, 2006, of record in Instrument Number 200609060110358, Register's Office for Davidson County, Tennessee. Fred Medley having since died leaving property to Katherine Medley by right of survivorship. And further conveyed to Katherine Medley, Dewy Medley and wife, Frankie Medley by Quitclaim Deed from Katherine Medley on August 20, 2015 of record in Instrument Number 20150821-0084274, said Register's Office. Frankie Medley, having since died, leaving her interest to Dewey Medley by right of survivorship. Dewey Medley died intestate on September 17, 2016, a resident of Davidson County Tennessee, leaving as his only heirs at law: Dewey L. Medley, II and Brandi M. Medley. Affidavit of Heirship of record in Insturment Number 20161219-0132562 **, said Register's Office.**

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 1835, page 137 - 138, Register's Office Davidson County, Tennessee.

This is improved property known as: **3387 Mimosa Drive, Nashville, TN 37211**

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 December 12, 2016.

Katherine L Medley
Katherine Medley

Brandi Medley
Brandi M. Medley

Dewey L. Medley II

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Katherine Medley, Brandi Medley, and Dewey L. Medley II** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

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

My commission expires 7/8/19

Notary Public

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

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.