(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027248 DEEDWARR
Recvd: 03/31/17 10:56 2 pgs
Fees:13.00 Taxes:1147.00
20170331-0031521

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$310,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of March, 2017.

Notary Public
My Commission expires: 03-08-21
(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:
Brooke Shippee	Shelter Lending Services, LLC	073-09-0-134.00
1820 Willow Springs Drive	P. O. Box 740039	
Nashville, TN 37216	Cincinnati, OH 45274-0039	

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 **Brooke Shippee an unmarried womand and Isaac Kimes, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 41 on the plan of Section I, Henderson Gardens, of record in Book 2900, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Doug Brooks, from Verle Reynolds and wife, Reva Reynolds, and Jeffrey Reynolds and Sabrina Hern (fka Sabrina Owen Dollar) by deed on June 23, 2016, of record in Instrument Number 20160624-0064399, 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 2900, page 75, Register's Office Davidson County, Tennessee.

This is improved property known as: **1820 Willow Springs Drive, Nashville, TN 37216**

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 March 30, 2017.

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 March 30, 2017

My commission expires 7/8/19

Notary Public

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