Davidson County DEEDWARR
Recvd: 04/17/17 15:16 3 pgs
Fees:18.00 Taxes:370.00
**20170417-0037171**

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 12th day of April, 2017.

Notary Public
My Commission Expires: _____

STACY PENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2018

17-0169

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Roberto Gomez | Roberto Gomez | |
| 1110 Geneil Ln | 1110 Geneil Ln | 071-10-0-136.00 |
| LaVergne, TN 37086 | LaVergne, TN 37086 | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Rosie Brooks, unmarried**

hereinafter called the GRANTORS, have bargained **and** sold, and by these presents do transfer and convey unto

**Roberto Gomez, married**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of J. B. Haynies Cumberland Heights of record in Plat Book 57, Page 170, 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. 38 fronts fifty (50) feet on the West side of Bessie Avenue and runs back between parallel lines 125 feet to an alley.**

**Being a portion of the same property conveyed to Alfred Brooks, Jr and wife, Rosie Lee Brooks by Warranty deed from Barbara Austin Taylor and Ella Austin Davidson of record in Instrument No. 20050510-0052502 Register's Office for Davidson County, Tennessee, dated April 25, 2005 and recorded on May 10, 2005. Alfred Brooks, Jr. having since died January 14, 2008, leaving Rosie Brooks sole tenant.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **1234 Bessie Ave, Nashville, TN 37207.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and

assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 12th day of April, 2017.

Rosie Lee Brooks

Rosie Lee Brooks

**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 **Rosie Lee Brooks**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of April, 2017.




D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18

# True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY