Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 13th day of January, 2017.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Douglas A. Brooks	Franklin Synergy Bank	071-04-0-199.00
2112 Jones Avenue	134 Pewitt Drive, Suite #100	
Nashville, TN 37207	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry D. Davis, Jr.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Douglas A. Brooks,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly part of Lot No. 144, as shown on the map entitled Joywood Heights, Section I, of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 144 fronts 52.1 feet on the westerly side of Jones Avenue and extends back between parallel lines, 150 feet to the easterly margin of Lot No. 165, measuring 52 feet thereon.

Being the same property conveyed to Larry Davis, Jr., unmarried, by Warranty Deed from Carter Bolling, unmarried, of record in Instrument No. 20090911-0085321, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **2112 Jones Avenue, Nashville, TN 37207.**

This conveyance is subject to the following; (1) All matters appearing on the Plan of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170032624 DEEDWARR
Recvd: 04/18/17 14:54 2 pgs
Fees:13.00 Taxes:499.50
20170418-0037960

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 13th day of January, 2017.

Larry D. Davis, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry D. Davis, Jr.**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 13th day of January, 2017.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016124941

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON