Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170035848 DEEDWARR
Recvd: 04/28/17 08:52 2 pgs
Fees:13.00 Taxes:1698.30
20170428-0041746

Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $459,000.00.

KGm
Affiant

Subscribed and sworn before me this the 27th day of April, 2017.

Notary Public
My commission expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Blake Brooks 404 B Theresa Avenue Nashville, TN 37205	New Owner	104-01-0-S-00200-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY MACLEOD, AN UNMARRIED MAN AND TAYLOR CHAPMAN, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BLAKE BROOKS AND KAITLYN BROOKS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit Number B, together with the appurtenant interest in the common area for Unit B of Theresa Avenue Commons, a horizontal property regime established in Declaration of Covenants, Conditions and Restriction for Theresa Avenue Commons of record in Instrument # 20140328-0025779, Register's Office of Davidson County, said unit be depicted on the plat as shown on Exhibit C of the aforementioned instrument.

Being the same property conveyed to Anthony MacLeod, an unmarried man and Taylor Chapman, an unmarried man, as tenants in common with right of survivorship by Warranty deed from Bonnie T. Mitchell of record in Instrument No. 20150220-0014907 Register's Office for Davidson County, Tennessee, dated February 13, 2015 and recorded on February 20, 2015.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 404 B Theresa Avenue, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TC Am by TC AiF

Witness my hand this the 27th day of April, 2017.

Anthony Macleod by Taylor Chapman
Anthony Macleod Attorney in Fact
By: Taylor Chapman, Attorney-in-Fact

Taylor Chapman TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared Taylor Chapman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anthony Macleod by Specific POWER OF ATTORNEY dated April 12, 2017, and who acknowledged that he executed the same as the free act and deed of Anthony Macleod.

Witness my hand and official seal this the 27th day of April, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Macleod and Taylor Chapman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY