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BILL GARRETT, Davidson County
Trans:T20170041105 DEEDWARR
Recvd: 05/15/17 11:52 2 pgs
Fees:13.00 Taxes:1113.70
20170515-0047908

BOX 10-A

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $301,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of May, 2017.

Notary Public
My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 16, 2017

07-1703-86614

Address of New Owner:	Send Tax Bills to:	Tax Information:
613 Moore, LLC 613 Moore Avenue Nashville TN 37203	613 Moore, LLC 2317 Cruzen Street Nashville, TN 37211	105-07-0-315.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnnie L. Brooks, unmarried, a.k.a. Johnnie T. Brooks**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **613 Moore, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 38 of subdivision of Moore Property of record in Book 137, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 38 fronts 50 feet on the southerly side of Moore Avenue and extends back between parallel lines 148-1/4 feet, more or less to a dead line.

Being the same property conveyed to Johnnie T. Brooks, unmarried by deed from Lewis B. Apple and wife, Clarice E. Apple, dated October 21, 1988, recorded October 24, 1988, of record in Book 7684, Page 850, re-recorded in Book 7704, Page 509, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 613 Moore Avenue, Nashville, TN 37203.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 heirs and assigns, against the lawful claims of all persons whomsoever.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 11th day of May, 2017.

Johnnie L. Brooks

Johnnie L. Brooks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Johnnie L. Brooks**, 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 in Franklin, TN, this 11th day of May, 2017.

Hillary A. Pate

State of Tennessee at Large

My Commission expires: 04/06/2020

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020