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 $218,900.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2017

Notary Public
My commission expires: 3/3/19

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 05/30/17 15:48 3 pgs
Fees:18.00 Taxes:809.93
20170530-0053673

Address of New Owner:
Christopher Allen Salt
2112 Jones Avenue
Nashville, TN 37207

Send Tax Bills to:
NEW OWNER

Tax Information:
07104-0199.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas A. Brooks,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Christopher Allen Salt,** *an unmarried man 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 Douglas A. Brooks by Warranty Deed from Larry D. Davis, Jr., unmarried dated January 13, 2017 of record in Instrument No. 20170418-0037960, 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

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 26th day of May, 2017.

Douglas A. Brooks

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 **Douglas A. Brooks,** 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 26th day of May, 2017.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2017045185

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

