WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/17 14:59 2 pgs
Fees:13.00 Taxes:582.75
20170720-0073618

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$157,500.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 17th day of July, 2017

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Doug Brooks and Craig Roberts	SAME	091-05-0-029.00
336 Haddon Court		
Franklin, TN 37067		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Freeman C. Hollis, Jr. and wife, Rita C. Hollis**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Doug Brooks, Craig Roberts**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the plan of Section I, Mosswood, of record in Book 2663, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 14 fronts 60.0 feet on the northwesterly margin of Laredo Avenue and extends back between parallel lines 130.0 feet to a dead line.

Being the same property conveyed to Freeman C. Hollis, Jr. and wife, Rita C. Hollis, by deed from The Secretary of Housing and Urban Development, on January 19, 1989, of record in Book 7757, page 122, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2663, page 102, Register's Office Davidson County, Tennessee.

This is improved property known as: **6216 Laredo Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 17, 2017.

Freeman C. Hollis Jr.

Rita C. Hollis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Freeman C. Hollis, Jr. and wife, Rita C. Hollis** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 17, 2017

My commission expires 11-6-17

Notary Public

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JENNIFER R. PIERCE

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021