WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170065499 DEEDWARR
Recvd: 07/31/17 14:27 2 pgs
Fees: 13.00 Taxes: 481.00

20170731-0077472

File No. TE0003074

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simons Properties, LLC	NEW OWNER	092-07-0-196.00
(NAME)	(NAME)	
4906 Dakota Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Edith M. Jobe,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Simons Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Lot Nos. 37, 38 and 39 on the Plan of Dr. J.B. Davis Subdivision of the southerly half of Lot Number 5 of the Elizabeth W. Harding Tower Tract as of Record in Book 57, Page 96 and Book 161, Page 123 in the Register's Office for Davidson County, Tennessee.

Said Lot Nos. 37, 38 and 39 fronts 25 feet each on the northerly side of Batavia Street and run back between parallel lines 158 feet to an alley.

Being the same property conveyed to John Watt Brooks and wife, Edith Frierson Brooks, by Warranty Deed from William E. Frierson, dated March 18, 1972, recorded May 30, 1972 in Deed Book 4605, Page 20, in the Register's Office for Davidson County, Tennessee. The said John Watt Brooks having since died on April 27, 1992, thereby vesting title into Edith Frierson Brooks as surviving tenant by the entirety. The said Edith Frierson Brooks died intestate on March 28, 2013, vesting title into her heirs at law: Edith M. Jobe, Adrian Brooks, Frederick Brooks, Jacqueline Brooks, Jonathan Brooks, Marquita Franklin, Maurice Wiley, Janita Wiley, and Maurica Wiley.

Being the same property conveyed to Edith M. Jobe, unmarried, by Quitclaim Deeds from Maurisa Long, unmarried, Juanita Wiley, unmarried, Maurice Wiley, unmarried, Frederick Brooks, unmarried, Jonathon Brooks, unmarried, Jacqueline Brooks, unmarried, Adrianne Brooks, unmarried, and Marquitta Franklin, unmarried, of record as Instrument Nos. 20170731-0077464 20170731-0077465 20170731-0077466 20170731-0077467 20170731-0077468 20170731-0077469 20170731-0077470 and 20170731-0077471 **in the Register's Office for Davidson County, Tennessee.**

SEE ALSO: Affidavits of Heirship for Edith Frierson Brooks at Instrument No. 20170630-0066186, Affidavits of Heirship for John Brooks, Jr. at Instrument No. 20170630-0066185, and Affidavits of Heirship for Maurice Brooks at Instrument No. 20170630-0066187, all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2306 Batavia St., Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 28th day of July, 2017.

Edith M. Jobe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Edith M. Jobe, the bargainor(s), with whom I am personally acquainted (or proved to me er identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 28th day of July, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206