289,982

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170073677 DEEDWARR
Recvd: 08/24/17 09:22 2 pgs
Fees:13.00 Taxes:1072.93
20170824-0086936

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $289,982.00.

Affiant

Subscribed and sworn to before me this 24 day of August, 2017

Notary Public
My Commission expires: 7/6/20
(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:
Foster McGinty	new owners	133-08-0-020.00
3387 Mimosa Drive		
Nashville, TN 37211		

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, **Doug Brooks, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Foster McGinty and Chelsea McGinty, husband and wife, and John M. Lagos, a married man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Glencoe Acres, Section 1, as of record in Book 1835, pages 137 and 138, Register's Office for said County.

Said Lot No. 100 fronts 90 feet on the southerly side of Mimosa Drive and extends back 193.7 feet on the easterly line and 194.2 feet on the westerly line, to a dead line, measuring 78.5 feet thereon.

Being the same property conveyed to Doug Brooks, from Katherine Medley, by deed on December 12, 2016, of record in Instrument Number 20161219-0132563, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 1835, page 137 - 138, Register's Office Davidson County, Tennessee.

This is improved property known as: **3387 Mimosa Drive, Nashville, TN 37211**

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0VRES-17-3387

WITNESS our hands this August 22, 2017.

Doug Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doug Brooks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 22, 2017

My commission expires 7/8/19

Notary Public

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