LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFF MIDDLEBROOKS, ET UX	**SAME**	**104-01-0-134.00**
	(NAME)	
197 37TH AVENUE, NORTH		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 53952 **DEEDWARR**
02/01/2018 02:52:53 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20180201-0010531

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MARY M. DAVIS AND SARA ROSEANNE PAGE, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF HELLENE L. MAYBERRY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFF MIDDLEBROOKS AND MEREDITH MIDDLEBROOKS, HUSBAND AND WIFE,** 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 No. 14 and the North 25 feet of Lot No. 15 on the Map of Westdale Subdivision, of record in Book 547, page 50, Register's Office for said County.

Said Lot No. 14 and part of said lot adjoin and front 75 feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue and runs back between lines, 255 feet on the north line of Lot No. 14 and 240.5 feet more or less on the south line of part of Lot No. 15, to an alley in the rear on which they measure 75 feet more or less.

Being the same property conveyed to Paul Page Mayberry and wife, Helene L. Mayberry by Warranty Deed from Otto M. Harrris and wife Alice Oalene Harris, of record in Book 4661, page 935, Register's Office for Davidson County, Tennessee, dated November 30, 1972 and recorded on December 5, 1972. The said Paul Page Mayberry having died on February 2, 1997 leaving Helene L. Mayberry as the surviving tenant by the entirety. Hellene L. Mayberry a/k/a Helene L. Mayberry died on June 10, 2016 leaving a Holographic Will admitted to Probate as Docket No. 16P-1896, Seventh Circuit Court for Davidson County, Tennessee, wherein she devised her property to Mary M. Davis, Cynthia Dawn Mayberry, and Sara Roseanne Page. Cynthia Dawn Mayberry predeceased Hellene L. Mayberry on or about November 13, 2010 having never married, without issue and intestate.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.****

Unimproved ( )
This is improved(X) property, known as 201 37TH AVENUE, NORTH, NASHVILLE, TN 37209
(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 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 our hands this 31st day of January, 2018.

Mary M Davis
MARY M. DAVIS

Sara Roseanne Page
SARA ROSEANNE PAGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY M. DAVIS,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of January, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SARA ROSEANNE PAGE,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of January, 2018.

My commission expires: **November 5, 2018**

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON