WARRANTY DEED

Bill Garrett Davidson County
Batch# 56210 DEEDWARR
02/07/2018 01:43:08 PM 2 pgs
Fees: $13.00 Taxes: $758.14

20180207-0012430

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$204,904.00.**

Affiant

Subscribed and sworn to before me this 5th day of February, 2018.

Notary Public
My Commission expires: 12/15/21
(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:
Tyler Linder Beard & Travis Lee Beard	new owner	119-01-0-196.00
2207 Fox Avenue		
Nashville, TN 37210		

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, **Douglas A. Brooks**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tyler Linder Beard, an unmarried man, and Travis Lee Beard, a married man, as tenants in common**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 33 on the Map showing changes in Lots 34, 35, 36 & 37 of First Mortgage Bond Co.s Subdivision of part of Block "B", Overhill City Plan of record in Book 843, page 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas A. Brooks, from Karla G. Gannon, unmarried, by deed on July 20, 2017, of record in Instrument Number 20170724-0074561, 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 843, page 28, Register's Office Davidson County, Tennessee.

This is improved property known as: **2207 Fox Avenue, Nashville, TN 37210.**

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 February 5, 2018.

Douglas A. 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 **Douglas A. Brooks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 5, 2018

My commission expires 7/8/19

Notary Public

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