THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,275,000.00. Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY February, 2018 Priscilla C Urbanek Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Avenue - Suite 540 Nashville, Tennessee 37203	

Bill Garrett Davidson County
Batch# 63457 DEEDWARR
02/28/2018 10:32:00 AM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20180228-0018708

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon B. Terry	New Owner	MAP
4406 Harding Place		PARCEL 130-07-0-020.00
Nashville, TN 37205		
(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, WE, **William L. Brooks and wife, Margaret Brooks**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon B. Terry and Falon Terry, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. I: 130-07-0-020.00

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Dortch and Wilmerding Subdivision of record in Plat Book 5200, Page 345, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but expressly excluded therefrom is the following:

Land in Davidson County, Tennessee, being more particularly described as follows:

To arrive at a point which is on the north margin of Harding Place, a distance of 186.18 feet east from the southeast corner of the Lot belonging to James W. W. Wilmerding and wife, Marsha M. Wilmerding (the "Point of Beginning"); thence North 0 deg. 15 min. West 97 feet to a point; thence South 5 deg. 20 min. 38 sec. West 93 feet to a point; thence South 62 deg. 18 min. 7 sec. East 10 feet to the Point of Beginning; a;; as shown on Plot Plan of John Kohl and Co., dated September 3, 1982, as amended by red line dated September 24, 1982.

Being a portion of the same property conveyed to William L. Brooks and wife, Margaret D. Brooks by deed of record in Book 5877, page 699 as corrected in Book 6053, page 924 and as further corrected in Book 6349, page 327, Register' s Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed from William L. Brooks to Margaret Dortch Brooks by deed of record in Book 7460, page 156, Register' s Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed from Margaret Dortch Brooks to William L. Brooks and wife, Margaret Brooks of record in Book 8737, page 185, Register' s Office for Davidson County, Tennessee.

Tract No. II: 130-07-0-142.00

To arrive at the Point of Beginning, start at a point which is on the north margin of Harding Place, a distance of 186.18 feet east from the southeast corner of the lot belonging to James W. W. Wilmerding and wife, Marsha M. Wilmerding; thence North 0 deg. 15 min. West 97 feet to a point (the "Point of Beginning"); thence North 84 deg. 39 min. 22 sec. West 6.5 feet to a point; thence North 1 deg. 45 min. East 59 feet to a point; thence around a curve to the right with a radius of 60 deg. a distance of 20 feet to a point; thence North 20 deg. 45 min. East 54 feet to a point; thence around a curve to the left with a radius of 35 deg. a distance of 32 feet to a point; thence North 3 deg. 40 min. 40 sec. East a distance of 86 feet to a point; thence South 75 deg. 9 min. 56 sec. East 81 feet to a point; thence South 32 deg. 21 min. 21 sec. West 130.42 feet to an iron pin; thence South 27 deg. 42 min. 19 sec. West 44 feet to an iron pin; thence South 5 deg. 20 min. 38 sec. West a distance of 76 feet, more or less, to the Point of Beginning; all as shown on Plat Plan of John Kobl and Co. dated September 3, 1982, as amended by red line dated September 24, 1982.

Being a portion of the same property conveyed to Frank W. Hunger by deed of record in Instrument No. 200506300075674, Register' s Office for Davidson County, Tennessee.

Further being the same property leased to William L. Brooks and wife, Margaret D. Brooks as evidenced by Lease of record in Book 6055, page 314, Register's Office for Davidson County, Tennessee.

William L. Brooks conveyed his interest in the leasehold to Margaret Dortch Brooks in Quitclaim Deed of record in Book 7460, page 156 and Margaret Dortch Brooks conveyed the leasehold to William L. Brooks and wife, Margaret Brooks in Quitclaim Deed of record in Book 8737, page 185, Register' s Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4406 Harding Place, Nashville, TN 37205.**

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 our hand(s) this the 12th day of February, 2018.

William L. Brooks

Margaret Brooks by William L. Brooks, Attorney-in-Fact

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 **William L. Brooks** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of February, 2018.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 **William L. Brooks** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **Margaret Brooks**, as HER Attorney in Fact, as the free act and deed of the within named **Margaret Brooks**.

Witness my hand and official seal this the 12th day of February, 2018.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE