Bill Garrett Davidson County
Batch# 65162 DEEDWARR
03/05/2018 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $477.30
20180305-0020664

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of February, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AMP RETURN TO:
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James Robert Brooks	NEW OWNER	150 09 0A 143.00
(NAME)	(NAME)	
121 LaVista Dr		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Nine Thousand And No/100 Dollars ($129,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sheliah R. Pride and husband, Jobir Hasan Pride**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Robert Brooks, a married man and Russell E. Land, a married man and Robert K. Bastin, a married man**, 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:

A certain tract of parcel of land located in Davidson County, Tennessee, as described as follows to-wit:

Being Lot No. 288 on the Plan of Forest View Park, Section 9 in Plat Book 8250, Page 163, Register's Office for Davidson County, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Shellah R. Pride and husband, Jobir Hasan Pride by Warranty Deed from D. Thomas Morgan, II and wife, Martha L. Morgan dated June 28, 2002 and recorded July 16, 2002, in Instrument No. 20020716-0085247, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 3613 Roundwood Forest Dr., Antioch, TN 37013-5459

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, has 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 28 day of February, 2018

Sheliah R. Pride

Sheliah R. Pride

Jobir Hasan Pride

Jobir Hasan Pride

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sheliah R. Pride and husband, Jobir Hasan Pride, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2018.

Notary Public

My Commission Expires: March 20, 2018

(SEAL)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
March 20, 2018

File Number: JAK-181030 HUDFC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

