THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 15th day of March, 2018. Notary Public My Commission Expires: 12/15/21

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

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34117-02-2018

Bill Garrett Davidson County
Batch# 71603 **DEEDWARR**
03/21/2018 11:39:55 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00

20180321-0026648

WARRANTY DEED

Address New Owner: Geoffrey David, Erin Ellen Cox 3610 Valley Vista Road Nashville, TN 37205	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 104 14 0 002 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peggy Mathes, Administrator of the Estate of Vallie C. Brooks, Sr., deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Geoffrey A. David and Erin Ellen Cox, as Joint Tenants** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3610 Valley Vista Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of March, 2018.

Peggy Mathes, Administrator of the Estate of Vallie C. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peggy Mathes, Administrator of the Estate of Vallie C. Brooks, 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, at office, this 15th day of March, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 17, 18 and the East 45 feet front and 52.5 feet rear of Lot No. 16, Block "A" on the Map of Bellwood of record in Book 547, pages 149 and 150, Register's Office for said County and described as follows: BEGINNING at a point in the northeasterly margin of Valley Vista Road at the common corner of Lots Nos. 18 and 19; thence with the line between said lots northeasterly 182.08 feet to the west line of the Whitworth propety; thence North 0 degrees 34' east 145.1 feet to a stone; thence with the north lines of Lots 17 and 16, North 64 degrees 41' West 127.5 feet to a point in the north line of Lot 16; thence Southwesterly, through Lot 16, 225 feet more or less to the northeasterly margin of Valley Vista Road; thence with the margin of said Road, in a southeasterly direction around a slight curve 145 feet to the point of beginning.

Being the same property conveyed to Vallie C. Brooks and wife, Nancy E. Brooks by deed dated October 9th, 1967 from George R. Meneely and wife, Ethelwynne Underwood Meneely of record in Book 4189, page 913, Register's Office for Davidson County, Tennessee. Nancy E. Brooks having since died on May 25, 1985 leaving Vallie C. Brooks as surviving tenant by the entirety. Vallie C. Brooks aka Vallie C. Brooks, Sr. having since died on February 25, 2016 leaving a Last Will and Testament filed for Probate in Docket No. 16P470, Davidson County Probate Court. In accordance with the terms of the Will, Vallie C. Brooks, Sr. directed that the real property be administered and distributed as part of his probate estate. By Order filed April 6, 2017, Peggy Mathes was appointed Administrator of the Estate. Letters of Successor Administration were issued to Peggy Mathes.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 104 14 0 002 00.
2. Restrictive covenants contained in an instrument of record in Book 775, page 39, and Book 775, page 69, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee.
4. Easement for trunk sanitary sewer granted to the City of Nashville of record in Book 3498, page 232 and Book 3504, page 86, Register's Office for Davidson County, Tennessee. Facts which would be disclosed by a comprehensive survey of the premises herein described.