Bill Garrett Davidson County
Batch# 84319 DEEDWARR
04/24/2018 02:31:30 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20180424-0038598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

Affiant

Subscribed and sworn to before me this 25 day of April, 2018.

Notary Public
My Commission expires: 7/6/19
(Affix Seal)

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

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:
Doug Brooks	SAME	071-04-0-091.00
336 Haddon Court		
Franklin, TN 37067	,	

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, **David Sherrill**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Doug Brooks**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the south part of Lot No. 344 on the Plan of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Flamingo Drive, at an iron pin set at the beginning of a curve; thence around said curve northwesterly 38.8 feet to an iron pin in the east margin of Jones Avenue; thence with the margin of the same north 71 feet to a point; thence east 155 feet to a point in the eat line of said lot; thence along the east line of said lot southerly 45.9 feet to the northerly margin of Flamingo Drive; thence with the margin of same southwesterly 150 feet to the point of beginning.

Being the same property conveyed to Jesse P. Stewart and wife, Dorothy L. Stewart, by deed from Edwin G. O'brien and wife, Mary R. O'Brien, on January 30, 1965, of record in Book 3959, page 148, Register's Office for Davidson County, Tennessee. Jesse P. Stewart having since died leaving property to Dorothy L. Stewart by right of survivorship. And further conveyed to David Sherrill with a life estate retained by Dorothy L. Stewart by Quitclaim Deed from Dorothy L. Stewart on September 7, 2006 of record in Instrument Number 20060907-0111002, said Register's Office. The said Dorothy L. Stewart having since died on September 9, 2007 terminating said life estate.

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 1130, page 92-93, Register's Office Davidson County, Tennessee.

This is improved property known as: **2501 Jones Avenue, Nashville, TN 37207**

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 April 23, 2018.

David Sherrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Sherrill** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 23, 2018

My commission expires 7/6/19

Notary Public

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

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

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