Bill Garrett Davidson County
DEEDWARR
Batch# 85920 3 pgs
04/27/2018 01:55:22 PM
Fees: $18.00 Taxes: $980.50
20180427-0039962

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18144

Send Tax Bills To:
Franklin American
6100 Tower Cir #600
Franklin TN 37067

New Owner is:
Travis W. Brooker
421 Bellingrath Drive
Nashville, TN 37211

MAP: 147-02-0
PARCEL: 126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the **Estate of William J. Weis, Stacey L. Wilson, sole heir at law**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Travis W. Brooker and wife, Laura C. Brooker**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 421 Bellingrath Drive, Nashville, TN 37211

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

LAND in Davidson County, Tennessee, being Lot No. 39 on the plan of Elysian Park, as of record in Plat Book 2331, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed William J. Weis, unmarried, by Quitclaim Deed from William J. Weis (a tenant in common), dated 10/2/15 and recorded 10/19/15 in Instrument Number 20151019-0105797; and the same property previously conveyed to William J. Weis (a tenant in common) by Quitclaim Deed from Mary E. Harper (a tenant in common), dated 9/28/00 and recorded 9/28/00 in Instrument Number 20000928-0096039; and previously conveyed to Mary E. Harper and William J. Weis, both unmarried, by Warranty Deed from Terry R. Briley and wife, Teresa L. Briley, dated 8/13/92 and recorded 8/17/92 in Book 8702, Page 342, Register's Office for Davidson County, Tennessee. The said William J. Weis died intestate on 1/8/18, leaving Stacey L. Wilson as his sole heir at law; pursuant to Letter of Administration filed 2/1/18 in Docket No. 18P-145 in the Seventh Circuit Court for Davidson County, Tennessee, Stacey L. Wilson was appointed as Administratrix.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19 day of April, 2018.

GRANTOR:

The Estate of William J. Wics

Stacey L. Wilson

Stacey L. Wilson, sole heir at law

ACKNOWLEDGEMENT

STATE OF INDIANA)
COUNTY OF HENDRICKS)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Stacey L. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of April, 2018.

Mary K McKinzie
Notary Public

My Commission Expires: 11/7/2023

MARY K MCKINZIE
Seal
Notary Public - State of Indiana
Hendricks County
My Commission Expires Nov 7, 2023

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

SWORN TO and subscribed before me this 20 day of April, 2018.

NOTARY PUBLIC

My commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

*See also Affidavit of Heirship of record in Instrument # 20180427-0039961, Register's Office for Davidson County Tennessee3.