This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018030030

34069

Bill Garrett Davidson County
Batch# 87540 DEEDWARR
05/02/2018 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20180502-0041845

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $500,000.00

Sworn to and subscribed before me this 30th day of April, 2018.

Affiant

Notary Public

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Bart Brooks, et al.	Churchill Mortgage Corp.	172-14-0B-044.00-CO
4609 Sterling Cross	761 Old Hickory Blvd., Suite 400	
Nashville, TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bobby H. Gage, Jr. and wife Manci Gage,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bart Brooks and Charlene Brooks, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Cluster Lot Development Winfield Park, Phase 1, Section 1, Revision 1 of record in Plat at Instrument No. 20010313-0024108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobby H. Gage, Jr. and Manci Gage, husband and wife by Warranty Deed from Carolyn Ann Woods, married of record in Instrument No. 20090916-0086486 Register's Office for Davidson County, Tennessee, dated September 11, 2009 and recorded on September 16, 2009.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 27th day of April, 2018.

Bobby H. Gage, Jr.

Manci Gage

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Bobby H. Gage, Jr. and Manci Gage, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2018.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

