Bill Garrett Davidson County
Batch# 88271 DEEDWARR
05/04/2018 12:24:40 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20180504-0042828

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Angie Hoogerheide
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of May, 2018

Notary Public
Commission Expires: 12/15/21

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Doug Brooks 336 Haddon Ct. Franklin, TN 37067	SAME AS BUYER	147-04-0-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Josh Terry, Trustee of The 4816 Hopedale Drive Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Doug Brooks and Craig Roberts

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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Beverly Heights, Section 2 of record in Book 2331, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 48 fronts 75.01 feet on the Easterly side of Hopedale Drive and extends back 223.8 feet on the Southerly line and 235.4 feet on the Northerly line to a dead line, measuring 55 feet thereon.

Being the same property conveyed to Josh Terry, Trustee of The 4816 Hopedale Drive Trust by Warranty Deed from Gary S. Wiseman, a single man by of record in Instrument No. 20180504-0042818, Register's Office for Davidson County, Tennessee, dated May 3, 2018 and recorded on May 4, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4816 Hopedale Drive, Nashville, TN 37211.

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 so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of May, 2018.

Josh Terry, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Josh Terry, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 4816 Hopedale Drive Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of May, 2018.

Notary Public

My commission expires: 5-6-19

(Notary Seal)

