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 $159,000.00

Affiant

Bill Garrett Davidson County
Batch# 106607 DEEDWARR
06/19/2018 03:15:33 PM 2 pgs
Fees: $13.00 Taxes: $588.30
20180619-0059116

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of June, 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
Douglas A Brooks 1002 Dew Street Nashville, TN 37206	NEW OWNER 336 Haddon Court Franklin, TN 37067	093 04 0 09000

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 1002 Dew Street Trust

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

Douglas A Brooks

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 the easterly 45 feet of the westerly 105 feet of Lots Nos. 58, 59 and 60 on the Map of a Subdivision of Lot No. 3 of the N. H. Hobson Subdivision, as of record in Book 421, page 78, Register's Office for said County.

Said part of said lots fronts 45 feet on the southerly side of Caldwell Street or Dew Street and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyd to Josh Terry, Trustee of The 1002 Dew Street trust by Warranty Deed from Angelia Gale Elliott and Marshall Edward Hodges, III, Heirs at Law of Florence Hodges, deceased, dated May 31, 2018, and recorded June 11, 2018, of record in Instrument No. 20180611-0055575, in the Register's Office for Davidson County, Tennessee.

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: 1002 Dew Street, Nashville, TN 37206.

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 13th day of June, 2018.

Josh Terry, Trustee of
The 1002 Dew Street Trust

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Terry, Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of June, 2018.

Notary Public
My Commission Expires: 12/15/21

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

(Notary Seal)