Karen Y Johnson Davidson County
Batch# 144657 DEEDWARR
09/25/2018 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20180925-0094692

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1513TN-CD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Chasity Pettis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of September, 2018.

Notary Public
Commission Expiration:
9-25-20

BETH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Cody Sullins and Heather Sullins, and Cory Sullins and Jane Ann Sullins 404 Moss Trail Goodlettsville, TN 37072	SAME AS NEW OWNER 210 Indian Ridge Cir. White House, TN 37188	02609005700

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, WE, **James Henry Brooks and Thomas Oscar Brooks and David Lee Brooks, Heirs at Law of Louise W. Brooks**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody Sullins and Heather Sullins, husband and wife, and Cory Sullins and Jane Ann Sullins, husband and wife, as joint tenants with rights of survivorship,** 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:

Property known as 404 Moss Trail Goodlettsville, TN 37072, County of Davidson

Land in Davidson County, Tennessee, being Lot 24, as shown on the map entitled Goodlettsville Heights Subdivision Section Number Two, of record in Plat Book 1424, Pages 120-121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 24 fronts 180 feet on the northerly side of Moss Trail Road and runs back 210.7 feet on the westerly line and 227.6 feet on the easterly line to a dead line, measuring 169.9 feet thereon.

Being the same property conveyed to Louise W. Brooks, an unmarried woman, by deed from Louise W. Brooks, a widow dated 3/6/2014, recorded 3/12/2014 filed of record in Book Instrument No. 20140312-0020647, Page , said Register's Office. The said Louise W. Brooks having died on 5/29/2018, with property vested in her heirs at law, James Henry Brooks, Thomas Oscar Brooks and David Lee Brooks.

Tax Map and Parcel ID is as follows 02609005700

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.

This is improved property known as: 404 Moss Trail, Goodlettsville, TN 37072

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 do 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 unemcumbered, 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 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 my hand this 20th day of September, 2018.

James Henry Brooks
Heir at Law of Louise W. Brooks

Thomas Oscar Brooks
Heir at Law of Louise W. Brooks

David Lee Brooks
Heir at Law of Louise W. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2018, before me personally appeared **James Henry Brooks and Thomas Oscar Brooks and David Lee Brooks, Heirs at Law of Louise W. Brooks**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of September, 2018.

BETH TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Commission Expiration:
2-25-20

LTE File No.: 18-1513TN-CD

True Copy Certification

I, **Carrie Porter**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

