WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152796 DEEDWARR
10/19/2018 02:18:45 PM 2 pgs
Fees: $13.00 Taxes: $884.30

20181019-0103991

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$239,000.00.**

Affiant

Subscribed and sworn to before me this 16 day of October, 2018

Notary Public
My Commission expires: 12/15/21
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Derek R. Williams	New Owner	071-04-0-091.00
2501 Jones Avenue		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Doug Brooks, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Derek R. Williams, a single man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the south part of Lot No. 344 on the Plan of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Flamingo Drive, at an iron pin set at the beginning of a curve; thence around said curve northwesterly 38.8 feet to an iron pin in the east margin of Jones Avenue; thence with the margin of the same north 71 feet to a point; thence east 155 feet to a point in the eat line of said lot; thence along the east line of said lot southerly 45.9 feet to the northerly margin of Flamingo Drive; thence with the margin of same southwesterly 150 feet to the point of beginning.

Being the same property conveyed to Doug Brooks, from David Sherrill, by deed on April 23, 2018, of record in Instrument Number 20180424-0038598, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 92-93, Register's Office Davidson County, Tennessee.

This is improved property known as: **2501 Jones Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 16, 2018.

Doug Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doug Brooks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 16, 2018

My commission expires 7/8/19

Notary Public

