Return TO

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO. TN 37129

(1)

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3122

Karen Y Johnson Davidson County
Batch# 162281 **DEEDWARR**
11/19/2018 11:49:29 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20181119-0113659

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $279,900.00

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2018

Notary Public
My Commission Expires: 4/18/21

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Ryan Brooks and Heather Brooks<br>2048 Hickory Brook Drive<br>Hermitage, TN 37076 | SAME AS NEW OWNER | 097-02-0A-380.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Zanquetta Demetric Gray, a single woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ryan Brooks and Heather Brooks, husband and wife**, hereinafter called the Grantee(s), his/her/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. 380 on the plan of Villages of Riverwood, Section One, Phase 4C, of record in Instrument No. 20130702-0068170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zanquetta Demetric Gray, a single woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded December 17, 2013, in Instrument No. 20131217-0127367, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2048 Hickory Brook Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 9th day of November, 2018.

GRANTOR:

Zanquetta Demetric Gray
Zanquetta Demetric Gray

STATE OF Mississippi
COUNTY OF Rankin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zanquetta Demetric Gray, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of November, 2018.

Notary Public
My Commission expires: 08/18/19

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 113454 TIFFANIE JOHNSON Commission Expires Aug. 18, 2019 RANKIN COUNTY