Karen Y Johnson Davidson County
Batch# 181016 DEEDWARR
01/07/2019 08:39:30 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20190107-0001339

WARRANTY DEED

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$245,000.00.**

Affiant

Subscribed and sworn to before me this 3rd day of January, 2019.

Notary Public
My Commission expires: 7/8/19
(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:
Mindy Wright, as Conservator for Joyce B. Wright	SAME	147-04-0-015.00
P.O. Box 680459		
Franklin, TN 37068		

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 and Craig Roberts**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mindy Wright, as Conservator for Joyce B. Wright**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

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 plat reference is hereby made for 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 Doug Brooks and Craig Roberts, by deed from Josh Terry, Trustee of the 4816 Hopedale Drive Trust, on May 3, 2018, of record in Instrument Number 20180504-0042828, Register's Office for Davidson County, Tennessee.

Grantors warrant that they have 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 2331, page 42, Register's Office Davidson County, Tennessee.

Easement as set forth in instrument recorded in Book 6249, page 416, Register's Office for Davidson County, Tennessee.

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

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 January 3, 2019.

Doug Brooks

Craig Roberts

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 and Craig Roberts** 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 January 3, 2019

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY