Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Rd. Ste 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Affiant

Subscribed and sworn to before me, this 16 day of January, 2019.

Notary Public

My commission expires: 10/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 184962 DEEDWARR
01/17/2019 11:17:58 AM 2 pgs
Fees: $13.00 Taxes: $739.63
20190117-0005012

03-1812-38843

Address of New Owner:	Send Tax Bills to:	Tax Information:
William D. Kay 1725 26th Ave. N. Nashville, TN 37208	The Mortgage Firm, Inc., 921 Douglas Ave., #200 Altamonte Springs, FL 37214	081-10-0-022.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Allen L. Brooks, a married person, hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to William D. Kay, a single man, hereinafter called the Grantees, their successors 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. 7 on the Plan of Cumberland Gardens, Section Six (erroneously referenced in prior deeds as Section IV), of record in Book 3106, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allen L. Brooks, married by deed from Carrie Gilbert, unmarried, dated December 10, 2010, recorded December 13, 2010, of record in Instrument No. 20101213-0098890, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

**The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This property is improved property known as 1725 26th Ave., N, Nashville, TN 37208.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 15th day of January, 2019.

Allen L. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Allen L. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of January, 2019.

Notary Public

My Commission expires: 03/08/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY