Karen Johnson Davidson County
Batch# 190385 DEEDWARR
01/31/2019 10:26:37 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20190131-0009362

Warranty Deed

Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $410,000.00. Affiant Subscribed and sworn to before me, this the 24th day of January, 2019. Notary Public My commission expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey M. Brooks Jessica Brooks	NEW OWNER	
6302A Thunderbird Dr.,		090-16-0G-001.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ADVANCED EQUITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA M. BROOKS AND JEFFREY M. BROOKS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 6302A-6302B Thunderbird Drive Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171222-0130792, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Eunice Ann McPherson and Ronald K. McPherson, Trustees of The Eunice Ann McPherson Living Trust, established by the Revocable Trust Agreement of Eunice Ann McPherson, dated April 8. 2008 by Warranty deed from Eunice Ann McPherson of record in Instrument No. 20080626-0065622 Register's Office for Davidson County, Tennessee, dated 04/08/2008 and recorded on 06/26/2008.Being a portion of the same property conveyed to Ronald K. McPherson and/or Eunice Ann McPherson, Trustees of the Ronald & Ann McPherson Living Trust, established by the Revocable Trust Agreement of Ronald K. McPherson and Eunice Ann McPherson dated February 7, 2017 by Quitclaim deed from Eunice Ann McPherson and Ronald K. McPherson, Trustees of the Eunice Ann McPherson Living Trust, established by a Revocable Trust Agreement of Eunice Ann McPherson, dated April 8, 2008 of record in Instrument No. 20170213-0015045, Register's Office for Davidson County, Tennessee, dated 02/07/2017 and recorded on 02/13/2017.Being a portion of the same property conveyed to Advanced Equity, LLC, a Arizona Limited Liability Company by Warranty deed from Ronald K. McPherson and/or Eunice Ann McPherson, Trustees of

Agreement of Ronald K. McPherson and Eunice Ann McPherson dated February 7, 2017 of record in Instrument No. 20170808-0081057 Register's Office for Davidson County, Tennessee, dated 07/28/2017 and recorded on 08/08/2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6302A Thunderbird Dr., Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of January, 2019.

Advanced Equity, LLC

Rick Wells, Manager

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rick Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Advance Equity LLC, an Arizona Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24th day of January, 2019.

Notary Public

My Commission Expires: Sept 30, 2022

Notary Public State of Arizona
Maricopa County
Vicki A Fischer
My Commission Expires 09/30/2022
Commission Number 551884