Karen Johnson Davidson County
Batch# 195640 DEEDWARR
02/14/2019 04:11:30 PM 2 pgs
Fees: $13.00 Taxes: $747.40
20190214-0014094

WARRANTY DEED

HAL 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, **$202,000.00.**

Affiant

Subscribed and sworn to before me this 11th day of February, 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:
Donald Prosser	SAME	054-13-0-046.00
P.O. Box 330184		
Nashville, TN 37203		

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**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donald Prosser and Viola Prosser**, husband and wife, 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.1 and the northerly 20 feet of Lot No. 2 on the Plan of R.D. Stanford's Subdivision of Lot 16, Section I, Dabbs & Elliot tract, of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 and part of Lot No. 2 front together 159.4 feet on Old Hickory Blvd. and run back on the Northerly line and parallel with the Southerly margin of Pitts Avenue, 234.1 feet to the Westerly margin of Lot No. 4. The Southerly margin of said Lot extends back along the Northerly margin of Lot No. 2, approximately 200 feet to the Westerly boundary of Lot No. 4 and shows a width of 118.3 feet in the rear.

Being the same property conveyed to Doug Brooks, married, by Deed from Josh Terry, as Trustee for the 3255 Lakeshore Drive Trust on July 6, 2018 of record in Instrument Number 20170712-0067486, 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 843, page 79, Register's Office Davidson County, Tennessee.

This is improved property known as: **3255 Lakeshore Drive, Old Hickory, TN 37138**

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 February 11, 2019.

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 February 11, 2019

My commission expires 7/6/19

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: 7/6/19

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