Karen Johnson Davidson County
Batch# 225465 DEEDWARR
05/03/2019 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20190503-0041514

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0650

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of May, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Josh Terry, Trustee 1741 Dr DB Todd Trust PO Box 160071 Nashville, TN 37216	NEW OWNER	081-11-0-080.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Grace H. Brooks and Hugh E. Brooks, a married couple

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee 1741 Dr DB Todd Trust

HEREINAFTER CALLED THE GRANTEES, 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 the Northeast part of Lot No. 264 on the Map of the Subdivision of Lot No 5 on the Bosley Lands allotted to J. M. Harding, a copy of which is of record in Book 38, page 431, Register's Office for said County, and described according to a copy of a survey thereof made September 5, 1944 by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the Westerly margin of 18th Avenue, North 4.8 feet North of the common corner of Lots 263 and 264; thence North along the Westerly margin of said Avenue 45.8 feet to the common corner of Lots No. 264 and 265; thence Westerly along the dividing line between said two lots 116.5 feet; thence Southerly 42.5 feet to a point 3.7 feet North of the dividing line between Lots 263 and 264; thence Easterly 123.2 feet to the point of beginning.

Being the same property conveyed to H. L. Wright and wife, Grace H. Wright by Installment deed from Fred W. Newman and wife, Mary Newman of record in Book 1634, page 74, Register's Office for Davidson County, Tennessee, dated August 04, 1948 and recorded on August 06, 1948.

Being the same property conveyed to Grace H. Brooks and husband, Hugh E. Brooks by Quitclaim deed from Grace H. Brooks, formerly Grace H. Wright of record in Instrument No. 20030528-0071911 Register's Office for Davidson County, Tennessee, dated February 26, 2003 and recorded on May 28, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1741 Doctor DB Todd Junior Boulevard, 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 and assigns forever; and we so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of May, 2019.

Grace H Brooks
Grace H. Brooks

Hugh E. Brooks
Hugh E. Brooks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Grace H. Brooks and Hugh E. Brooks** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of May, 2019.

Jacqueline G Brown
Notary Public
My Commission Expires: 3-8-22

(Notary Seal)



True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY