Karen Johnson Davidson County
Batch# 232921 DEEDWARR
05/21/2019 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20190521-0048006

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me this 15th day of May, 2019.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 12/15/21

2019-29

Address of New Owner:	Send Tax Bills to:	Tax Information:
Matthew Vrba	~~XXXXXXXX~~	071-10-0-
1232 Bessie Avenue	MATTHEW VRBA	137.00
Brentwood, TN 37207	P.O. BOX 330091	
	NASHVILLE, TN 37203	

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, we

Rosie Lee Brooks, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Matthew Vrba,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of J. B. Haynies Cumberland Heights of record in Plat Book 57, Page 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 50 feet on the West side of Bessie Avenue, and runs back between parallel lines 125 feet to an alley.

Being a portion of the same property conveyed to Alfred Brooks, Jr and wife, Rosie Lee Brooks by Warranty deed from Barbara Austin Taylor and Ella Austin Davidson of record in Instrument No. 20050510-0052502 Register's Office for Davidson County, Tennessee, dated April 25, 2005 and recorded on May 10, 2005. Alfred Brooks, Jr. having since died January 14, 2008, leaving Rosie Lee Brooks sole tenant. Power of Attorney designating Billy E. Brooks as attorney in fact for Rosie Lee Brooks recorded at Instrument Number 20190204-0010429 register of Davidson County Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1232 Bessie Avenue, Nashville Tennessee 37207.**

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

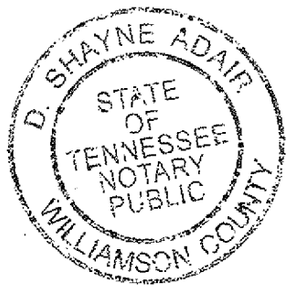
Witness our hands this 15th day of May, 2019.

Rosie Lee Brooks by Billy E Brooks Attorney in Fact
Rosie Lee Brooks by Billy E. Brooks, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Billy E. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Rosie Lee Brooks and that he is authorized by Rosie Lee Brooks to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2019.



D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 6/13/2022

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