WARRANTY DEED

Karen Johnson Davidson County
Batch# 244535 **DEEDWARR**
06/17/2019 02:57:15 PM 2 pgs
Fees: $13.00 Taxes: $836.20

20190617-0058159

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$226,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of June, 2019.

Notary Public
My Commission expires: _____
(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:
Allcustomhome, LLC	SAME	119-03-0-136.00
901 Weatherside Court		
Nashville, TN 37209		

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, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Allcustomhome, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 6 on the Plan of Sec. II, Mertie Milwee, as of record in Book 3842, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 76.95 feet on the easterly side of Dodge Drive, and extends back 376.55 feet on the northerly line and 388.88 feet on the southerly line, to Interstate Highway I-24, on which it measures 38.63 feet.

Being the same property conveyed to Doug Brooks, from Kevin Lee and Jeffrey Lee, by deed on November 1, 2018, of record in Instrument Number 20181107-0110267, 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 3842, page 113, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4099, page 762, Register's Office for Davidson County, Tennessee.

This is improved property known as: **204 Dodge Drive, Nashville, TN 37210**

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-5-19-204

WITNESS our hands this June 13, 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 June 13, 2019

My commission expires 7/5/19

Notary Public

