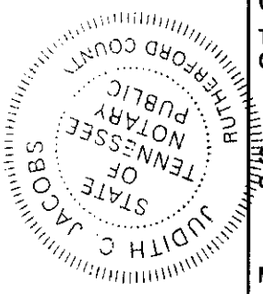
WARRANTY DEED

Karen Johnson Davidson County
Batch# 400918 DEEDWARR
05/15/2020 11:00:50 AM 3 pgs
Fees: $18.00 Taxes: $869.50

20200515-0050603



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2020

Notary Public

MY COMMISSION EXPIRES: 7-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Lee Brooks	AmCap Mortgage, Ltd, DBA Gold Financial Services	052-08-0-164.00
(NAME)	(NAME)	
1541 Meadow Bend Drive	9999 Bellaire Blvd, Suite 799	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Houston, TX 77036	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Excel Builders of TN, a Tennessee Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard Lee Brooks and Shirley S. Brooks, husband and wife,** 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 Lot No. 11 on the Plan of Meadow Bend Subdivision, Section 3, of record in Plat Book 6250, Page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward E. Wilbert, unmarried by deed from Stacey M. Kizer, unmarried, dated February 27, 2004 and filed for record March 2, 2004 and filed for record in Instrument No. 20040302-0023197, Register's Office for Davidson county, tennessee. Edward E. Wilbert, having passed away on April 8, 2019 left Komiko Harris, Ronald Wilbert and Derrick Wilbert as heirs at law, as evidenced by the Order Granting Letters of administration, Case No. 19P-1273, entered into the record of he Davidson county probate court on Augst 8, 2019, the Affidavit of Heirship of Wayne C. Dixon of record in Instrument No. 201909300099326, Register's office for Davidson County, Tennessee, and the Affidavit of heirship of Harold L. Brown of record in Instrument No. 20190930-0099327, Register's Office for Davidson County, Tennessee. And further conveyed to ExCel Builders of Tennessee from Derrick Wilbert, Komiko Harris and Ronald Wilbert by Warranty Deed on September 26, 2019, of record in Instrument Number 20190930-0099329, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Plat Book 6250, Page 532, Register's Office for Davidson County, Tennessee.

Subject to Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 1541 Meadow Bend Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 14th day of May, 2020.

EXCEL BUILDERS OF TN

Dwayne L. Bell
President

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Dwayne L. Bell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Excel Builders of TN and that he as such President, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 14th day of May, 2020.

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23

File No.: 202004054

JUDITH C. JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY