WARRANTY DEED

Instr:200002250018450 Page: 1 OF 2
REC'D FOR REC 02/25/2000 10:13:22AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

EDB-00-152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

NOTARY PUBLIC LAGGY M. LYNN DAVIDSON COUNTY

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
181 E. Main Street, Suite 3, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Braunscheidel	SAME	MAP 54-13
(NAME)	(NAME)	
13100 Lebanon Road		PARCEL 6
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Alton J. Agee and Carol Akers, Both Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Braunscheidel and wife, Christine Braunscheidel

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:

Being part of lot No. 18 on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property, known as Dupontonia, as of record in Book 843, page 56, Register's Office for said County, described as follows:

Beginning at a point on the northwesterly margin of Anthony Avenue, 325 feet northeasterly from the northwest corner of said Anthony Avenue and Old Hickory Boulevard; thence with the northwesterly margin of said Anthony Avenue, northeastwardly 100 feet to a point in the southwestern boundary line of a part of lot No. 18 conveyed to Robert M. Nabors, Jr. and wife, Mildred S. Nabors, by deed from Clarence R. Ussery and wife, of record in Book 1542, page 130, Register's Office for said County; thence with Naborrs' southwestern boundary line, northwestwardly 150 feet to Nabors' southwest orner; thence southwestwardly 100 feet to a point; thence southeastwardly 150 feet to the beginning.

Being the same property conveyed to Alton R. Agee and wife, Keeble F. Agee by deed from Opie Gleaver Sory and wife, Tommie Sory of record in Deed Book 3338, page 403, Register's Office for said County. The said Alton R. Agee and wife, Keeble F. Agee, both having since deceased. Keeble F. Agee being the last to die, leaving Alton J. Agee and Carol Akers, both married as heirs to said property of record in Probate Court Docket Number 98P578, said Register's Office.

Mike Akers, husband of Carol Akers, joins in this conveyance to convey any and all rights he may have in this property.

CONTINUED

unimproved ( )
This is improved (X) property, known as 101 Anthony Avenue, Old Hickory, Tennessee 37138
(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 our hand s this 10th day of February, 2000

Alton J. Agee

Mary Agee

Carol Akers

Mike Akers

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 Alton J. Agee and Carol Akers, Both Married and their spouses, Mary Agee and Mike Akers

the bargainor s, 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 Hermitage, Tennessee, this 10th day of February, 2000.

Commission expires 3/23/02

TRACEY THUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Mary Agee, wife of Alton J. Agee, joins in this conveyance to convey any and all rights she may have in this property.

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

State of Tennessee, County of [illegible]
Received for record the 17 day of
FEBRUARY 2000 at 9:02 AM. [illegible]
Recorded in official records
Book 309 Pages 204- 205
State Tax $ 166.50 Clerks Fee $ [illegible]
Recording $ 10.00, Total $ [illegible]
Register of Deeds TOM B [illegible]
Deputy Register DARLA WHITT

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 181 E. Main Street, Suite 3, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37129
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
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