WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/07 13:40 3 pgs
Fees:18.00 Taxes:425.50
20071109-0132484

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Charles P. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2007.

Sonya M. Branham
Notary Public

MY COMMISSION EXPIRES: 10/18/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles P. Davis	SAME	02507004000
(NAME) 4811 Drakes Branch Rd.	(NAME)	
(ADDRESS) Nashville TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20072336

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Marilynn Annette Bennett, Marion McDonald Seder, Mary Cecelia O'Neal, Rebecca Jean Igleheart and Margaret Rose Graham**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles P. Davis, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Robertson County, Tennessee, and described as follows, to-wit:

BEING a part of Lot No. 48 on the Plan of Ranchwood Estates, Section III, as of record in Book 3300, page 59, in the Register's Office for said County.

Said part of Lot No. 48 fronts 85.0 feet on the Easterly side of Rosehill Court and extends back between the original lot lines; the Northerly line being 284.2 feet and the Southerly line being 284.2 feet to a dead line in the rear.

BEING all of the same property conveyed to John A. Bruce, Jr. and wife, Cecelia D. Bruce by Warranty Deed from Floyd A. McMurtry and wife, Nell Elizabeth McMurtry dated September 27, 1968 and filed of record in Book 4273, Page 226, Register's Office for Davidson County, Tennessee. The said John A. Bruce, Jr., predeceased Cecelia D. Bruce. The said Cecelia D. Bruce (b/s/p/a Cecelia Loretta Davis Bruce) died testate January 20, 2007 and under the terms of her will, which will appears of record in the 7th Circuit Court for Davidson County, Tennessee Dockett #07P625, Probate Division, she devised subject property to her daughters, Marilyn Annette Bennett, Marion McDonald Seder, Mary Cecelia O'Neal, Rebecca Jean Igleheart and Margaret Rose Graham.

Rebecca Jean Igleheart executed this instrument on behalf of Marilyn Annette Bennett pursuant to Power of Attorney of record in Book ~~___~~, page _____, said Register's Office. ~~___~~ 20071109013248 2

Rebecca Jean Igleheart executed this instrument on behalf of Marion McDonald Seder pursuant to Power of Attorney of record in Book ~~___~~, page _____, said Register's Office. ~~___~~ 20071109013248 0

Rebecca Jean Igleheart executed this instrument on behalf of Mary Cecelia O'Neal pursuant to Power of Attorney of record in Book ~~___~~, page _____, said Register's Office. ~~___~~ 20071109013248 3

Rebecca Jean Igleheart executed this instrument on behalf of Margaret Rose Graham pursuant to Power of Attorney of record in Book ~~___~~, page _____, said Register's Office. ~~___~~ 20071109013248 1

unimproved ☐

This is improved ☒ property, known as 404 Rosehill Court, Goodlettsville, TN 37072

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 7th day of November, 2007.

Mary Cecelia O'Neal by Rebecca Jean Igleheart, Attorney-in-Fact

Marilynn Annette Bennett by Rebecca Jean Igleheart, Attorney-in-Fact

Rebecca Jean Igleheart

Marion McDonald Seder by Rebecca Jean Igleheart, Attorney-in-Fact

Margaret Rose Graham by Rebecca Jean Igleheart, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Rebecca Jean Igleheart, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Rebecca Jean Igleheart executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2007 at Springfield, Tennessee.

Commission expires: 10/18/2011

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Sonya M. Branham
Notary Public

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 7th day of November, 2007, before me personally appeared Rebecca Jean Igleheart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marilynn Annette Bennett, and who acknowledged that she executed the same as the free act and deed of Marilynn Annette Bennett.

Witness my hand and official seal this 7th day of November, 2007 at Springfield, Tennessee.

Commission expires: 10/18/2011

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Sonya M. Branham
Notary Public

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 7th day of November, 2007, before me personally appeared Rebecca Jean Igleheart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marion McDonald Seder, and who acknowledged that she executed the same as the free act and deed of Marion McDonald Seder.

Witness my hand and official seal this 7th day of November, 2007 at Springfield, Tennessee.

Commission expires: 10/18/2011

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Sonya M. Branham
Notary Public

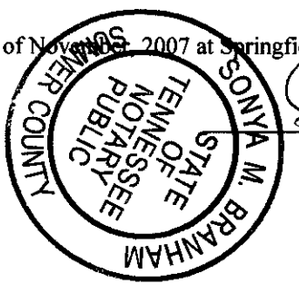
STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 7th day of November, 2007, before me personally appeared Rebecca Jean Igleheart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Cecelia O'Neal, and who acknowledged that she executed the same as the free act and deed of Mary Cecelia O'Neal.

Witness my hand and official seal this 7th day of November, 2007 at Springfield, Tennessee.

Commission expires: 10/18/2011



Sonya M. Branham
Notary Public

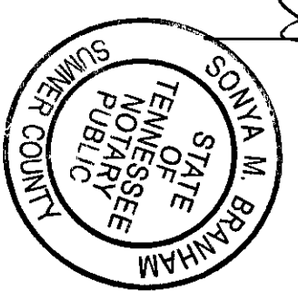
STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 7th day of November, 2007, before me personally appeared Rebecca Jean Igleheart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Margaret Rose Graham, and who acknowledged that she executed the same as the free act and deed of Margaret Rose Graham.

Witness my hand and official seal this 7th day of November, 2007 at Springfield, Tennessee.

Commission expires: 10/18/2011



Sonya M. Branham
Notary Public