WARRANTY DEED 14549

BILL GARRETT, Davidson County
Trans:T20090033698 DEEDWARR
Recvd: 05/21/09 12:39 3 pgs
Fees:18.00 Taxes:510.23
20090521-0046928

STATE OF **TENNESSEE**
COUNTY OF **MAURY**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF MAY, 2009.**

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Brandon	**Regions Bank d/b/a Regions Mortgage**	**072-04-0-306.00**
(NAME) **1452 McAlpine Avenue**	(NAME) **2050 Parkway Office Circle**	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Birmingham, AL 35244**	
(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, **Mary S. Ball**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Brandon**, 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:

Tract I:
Being the easterly part of Lot 33 of Block "D" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County, described as follows:

Beginning on the northerly line of Lot No. 33 at the corner of Lots Nos. 5 and 32, said point being 175 feet east of the easterly margin of Janie Avenue; thence with the line between Lots Nos. 5 and 33 eastwardly 155.7 feet to the northerly line of Lot No. 4; thence with the northerly line of Lots Nos. 4 and 3 southwestwardly 196.5 feet to the southerly line of said Lot No. 33, said point being 185.7 feet east of the easterly margin of Janie Avenue; thence northwardly 100 feet, more or less, to the beginning.

Tract II:
Being Lot No. 4 of Block "D" on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County.

Said Lot No. 4 fronts 104 feet on the westerly side of McGavock Avenue and runs back between lines with the southwesterly margin of McAlpine Avenue, 172 feet on the southwesterly line and 165 feet on the northeasterly line to a dead line and measuring 104 feet thereon.

Included in the above described tract of land but excluded therefrom is the following tract of land:

Being the easterly part of Lot No. 4 of Block "D" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County, said part of Lot No. 4 is described as follows:

Beginning on the northwesterly margin of McGavock Avenue at the corner of Lots No. 3 and 4; thence with the line between said two lots northwestwardly 172 feet to the southeasterly line of Lot No. 33; thence northeastwardly 104 feet; more or less, to the southwesterly margin of McAlpine Avenue; thence with said Avenue southeastwardly 105 feet to the northwesterly margin of McGavock Avenue; thence with said Avenue southwestwardly 104 feet to the beginning.

Tract I: Land in Davidson County, Tennessee, being the easterly part of Lot No. 33 of Block ?D? on the Map of

Country Club Estates, as of record in Plat Book 843, page 95, Register's Office for said County, described as follows:
Beginning on the northerly line of Lot No. 33 at the corner of Lots Nos. 5 and 32, said point being 175 feet east of the easterly margin of Janie Avenue;
thence with the line between Lots Nos. 5 and 33 eastwardly 155.7 feet to the northerly line of Lot No. 4; thence with the northerly line of Lots Nos. 4 and 3 southwestwardly 196.5 feet to the southerly line of said Lot No. 33, said point being 185.7 feet east of the easterly margin of Janie Avenue; thence northwardly 100 feet, more or less, to the beginning.
Tract II: Land in Davidson County, Tennessee, being Lot No. 4 of Block ?D? on the Map of Country Club Estates, of record in Plat Book 843, page 95, Register's Office for said County.
Said Lot No. 4 fronts 104 feet on the westerly side of McGavock Avenue and
runs back between lines with the southwesterly margin of McAlpine Avenue, 172
feet on the southwesterly line and 165 feet on the northeasterly line to a dead line and measures 104 feet thereon.

INCLUDED IN THE ABOVE DESCRIBED TRACT OF LAND BUT EXCLUDED THEREFROM is the
following tract of land:
Being the easterly part of Lot No. 4 of Block "D" on the Map of Country Club
Estates, as of record in Plat Book 843, page 95, Register's Office for said County, said part of Lot No. 4 is described as follows: Beginning on the northwesterly margin of McGavock Avenue at the corner of Lots No. 3 and 4; thence with the line between said two lots northwestwardly 172 feet to the southeasterly line of Lot No. 33; thence northeastwardly 104 feet, more or less, to the southwesterly margin of McAlpine Avenue; thence with said Avenue southeastwardly 105 feet to the northwesterly margin of McGavock Avenue; thence with said Avenue southwestwardly 104 feet to the beginning.

Being the same property conveyed to Mary S. Ball by deed of record in Book 8466, Page 239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1452 McAlpine Avenue, Nashville, TN 37216**

(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 hand(s)** this **19th day of May, 2009**.

Mary S. Ball

Mary S. Ball

State of Tennessee County of Maury

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

Witness my hand and official seal at Columbia, Tennessee, this 19th day of May, 2009.

Commission expires:6/18/2012

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY