File No. 290600286s

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/09 12:07 3 pgs
Fees:18.00 Taxes:675.25
20090708-0063808

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$182,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: July 14, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa D. Day	WR STARKEY MORTGAGE LLP	00500003400
(NAME) 8300 Greenbriar Rd.	(NAME) 5065 W. PARK BLVD #300	
(ADDRESS) Joelton, TN 37080	(ADDRESS) PLANO, TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Paul D. Tracey and wife, Carol A. Rouzer**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Melissa D. Day, an unmarried woman**, hereinafter called the grantee(s), Her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being 5.7 acres, more or less, according to a survey by Barry Greer and Associates dated October, 1976. This property fronts on Greenbrier Road and being known as part of the Melvin A. Baker farm.

Beginning at a point in the easterly margin of Greenbrier Road, said beginning point being measured along the easterly margin of Greenbrier Road 2330.94 feet northerly of the center of the South Fork of Sycamore Creek where it intersects the easterly margin of Greenbrier Road; thence with the easterly margin of Greenbrier Road North 21 degrees 45 minutes East 178.88 feet, then leaving Greenbrier Road and going South 81 degrees 07 minutes East 1399.1 feet to a point; thence South 4 degrees 10 minutes West 175 feet to a point; thence North 81 degrees 07 minutes West 1453.4 feet to the point of beginning.

Being the same property conveyed to Paul D. Tracey and wife, Carol A. Rouzer by Warranty Deed from Billy R. Hudgins and wife, Nancy S. Hudgins of record in Instrument 20021104-0134811 on 11/01/2002 and filed for record on 11/04/2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8300 Greenbrier Road, Joelton, TN 37080
(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(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), Her 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 30th day of June, 2009.

Paul D. Tracey

Carol A. Rouzer

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Paul D. Tracey and wife, Carol A. Rouzer the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of June, 2009.

Commission expires:
1/11/11

Notary Public

File Number: 290600286s

RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document ~~is~~ true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

