Rec'd Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20100033727 DEEDWARR
Recvd: 06/03/10 13:14 2 pgs
Fees:13.00 Taxes:185.00
20100603-0043018

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2010.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public
MY COMMISSION EXPIRES: 3/30/14
File No. G10-0771D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brad McKenzie, a married man (NAME)	SAME (NAME)	91-6-88
(STREET ADDRESS) 1018 Kidron Way	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Hendersonville, TN 37075	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Molly Anne Crownover, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brad McKenzie, a married man,** 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. 21 on the plan of WEST PARK ADDITION, as shown by plat of record in Plat Book 2330, Page 39, and amended in Book 2446, page 351, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 21 as amended, fronts 52 feet on the northwesterly side of Carl Place, and runs back between lines 125 feet on the southwesterly line and 125.13 feet on the northeasterly line, to a dead line in the rear on which it measures 46.25 feet.

BEING the same property conveyed to Molly Anne Crownover and James L. Crownover, wife and husband from James L. Crownover, by Quit Claim Deed dated April 20, 1984, in Book 6277, Page 401, in the Register's Office for Davidson County, Tennessee.

James L Crownover has since died, vesting sole ownership in Molly Anne Crownover as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Molly Anne Crownover is signed by his/her duly appointed Attorney-in-fact Pamela Farmer, pursuant to the Power of Attorney recorded in Instrument #20100603-0043017 said Register's Office.

This is improved property, known as 5920 Carl Place, Nashville, TN 37209.

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. Whenever 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 26th day of May, 2010.

MOLLY ANNE CROWNOVER

Molly Anne Crownover

By: by Pamela Farmer, Attorney In Fact May 26, 2010

Pamela Farmer, Attorney-in-Fact Date

STATE OF Tennessee

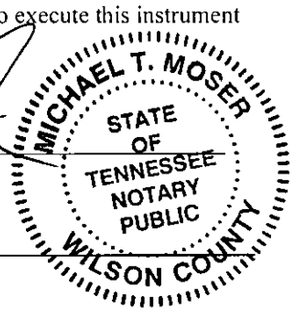
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Pamela Farmer, Attorney-in-Fact for Molly Anne Crownover, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of May, 2010.

My Commission Expires: 3/31/14

Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066