RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110055179 DEEDWARR
Recvd: 09/07/11 08:45 2 pgs
Fees:13.00 Taxes:684.50
20110907-0069035

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $185,000.00 Affiant Subscribed and sworn to before me, this 2nd day of September, 2011. Notary Public My commission expires: March 18, 2014

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anthony Mgbodille **Amanda S. Mgbodille**	**New Owner**	**Map 172, Group 15-0-A, Parcel 132.00CO**
3970 Bryce Road		
Nashville, TN 37211		

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 HEREBY ACKNOWLEDGE, WE,

Marjorie L. Brown, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Mgbodille and Amanda S. Mgbodille, husband and wife

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. 127 on the Plan of Holt Woods, Section Nine, of record in Book 9700, page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Marjorie L. Brown, by Warranty Deed, from Festus Garland Robertson and wife, Barbara Fike Robertson, Trustees under the F&B Robertson Joint Living Trust dated June 20, 1995, of record in Instrument No. 20010516-0050597, Dated May 8, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 9700, page 164, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9570, page 22 and amended in Book 10062, page 821, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 9570, page 5, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10584, page 124, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 9303, page 202 and Book 10316, page 585, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 7900, page 668, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Instrument No. 20020807-0095356, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 9570, page 13, Register's Office for DAVIDSON County, Tennessee.

Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3970 Bryce Road, Nashville, TN 37211.

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 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 2nd day of September, 2011.

Marjorie L. Brown by: J. C. Drumwright, Attorney in Fact
Marjorie L. Brown by J. Carlton Drumwright, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Marjorie L. Brown for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Marjorie L. Brown, and is authorized by Marjorie L. Brown to execute this instrument on her behalf.

This the 2nd day of September, 2011.

My Commission Expires: March 18, 2014 Ashley S. Heath
Notary Public

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **110561CD**
[redacted]
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027