BILL GARRETT, Davidson County
Trans:T20120011059 DEEDWARR
Recvd: 02/14/12 12:43 2 pgs
Fees:13.00 Taxes:62.90
20120214-0012934

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Vicky E. Nolen
Affiant

Subscribed and sworn to before me, this 10TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicky E. Nolen Unmarried	SAME AS NEW OWNER	04316012600
	(NAME)	
1230 Bubbling Well Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bennie M. O'Brien Umarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vicky E. Nolen Unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 66 IN THE KINGSWAY GREEN SUBDIVISION IN A PLAT OF WHICH IS OF RECORD IN BOOK 3842, PAGE 227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ALTON A. O'BRIEN, UNMARRIED BY DEED FROM GERALD K. SMOCK AND WIFE, WILMATEAN S. SMOCK OF RECORD BY INSTRUMENT NO. 20000817-0081407, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ALTON A. O'BRIEN HAVING SINCE DIED TESTATE JULY 25, 2011 PURSUANT TO THE LAST WILL AND TESTAMENT OF ALTON A. O'BRIEN, DOCKET NO. 11P1204 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, SAID PROPERTY WAS DEVISED TO BENNIE M. O'BRIEN AND CAROLYN KAY REESE. THE SAID KAY CAROLYN REESE CONVEYED HER INTEREST TO SAID PROPERTY TO BENNIE M. O'BRIEN BY QUITCLAIM DEED OF RECORD BY INSTRUMENT NO. 20111118-0090650. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CAROLYN KAY REESE AND KAY CAROLYN REESE BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2012 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1230 Bubbling Well Road, Madison, TN 37115
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 10th day of February, 2012.

Bennie M. O'Brien

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th day of February, 2012.

Notary Public

My Commission Expires: 11/03/15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072