BILL GARRETT, Davidson County
Trans:T20120030868 DEEDWARR
Recvd: 04/27/12 11:23 2 pgs
Fees:12.00 Taxes:0.00
20120427-0036127

Prepared By and Return To:
Deborah K. Baucom, Esq.
Two Brentwood Commons, Suite 150
750 Old Hickory Boulevard
Brentwood, Tennessee 37027

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Margaret O'Farrell White Mason 5738 Laura Hill Road Nashville, TN 37215	Same	145-1.02

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DAVID C. MASON and wife, MARGARET O'FARRELL WHITE MASON, Grantors, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby grant, bargain, convey, and transfer all of their right, title and interest in the property described below to MARGARET O'FARRELL WHITE MASON. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the northwesterly part of Lot 7 in the Map showing a division of the land owned by the heirs of Joshua Compton, deceased, as of record in Book 843, page 47, Register's Office for said County, described according to a survey made by William Collier Parrish Associates, Civil Engineers, February 20, 1962, as follows:

Beginning at a point in the center of a 40 foot road as shown on said survey at the southeast corner of Lot No. 6; thence with the easterly line of Lot No. 6 northwardly north 0 deg. 09 min. West 618.72 feet to an iron stake, the northeast corner of said Lot No. 6; thence eastwardly South 87 deg. 34 min. East 365.1 feet to an iron stake; thence South 0 deg. 38 min. East 543.6 feet to an iron stake; thence westerly South 80 deg. 42 min. West 374.0 feet to the beginning, containing 4.9 acres, more or less.

Being the same property conveyed to DAVID C. MASON and wife, MARGARET O'FARRELL WHITE MASON, by deed from Joan H. Voorhees, unmarried, dated November 21, 2003, of record as Instrument No. 20031126-0172000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 843, page 47, Register's Office for Davidson County, Tennessee.

2. All matters as shown on the Boundary Survey of record in Book 3500, Page 76, Register's Office for Davidson County, Tennessee.

3. Subject to a right-of-way of that portion of a 40 foot road lying within the boundaries of said land.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6740, page 928, Register's Office for Davidson County, Tennessee.

This is improved property known as 5738 Laura Hill Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantors hereby covenant to and with the Grantee and Grantee's successors and assigns that Grantors are lawfully seized and possessed of the above-granted premises in fee simple and have a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deeds of record.

IN TESTIMONY WHEREOF, this instrument was executed on April 23, 2012.

DAVID C. MASON

MARGARET O'FARRELL WHITE MASON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared DAVID C. MASON and MARGARET O'FARRELL WHITE MASON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that they executed the within instrument for the purposes therein contained and BARGAIN, free act and deed.

WITNESS my hand and Notarial Seal on April 23, 2012.

DEBORAH K. BAUCOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: January 9, 2016

NOTARY PUBLIC

NOTE TO REGISTER OF DEEDS: This transfer is a dissolution of tenancy-by-the-entirety by a conveyance from one spouse to the other and pursuant to T.C.A. § 67-4-409(a)(3)(A) such transfer is exempt from the recordation tax; further, pursuant to T.C.A. § 67-4-409(a)(5), no oath of value is required in such transaction.