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

BILL GARRETT, Davidson County
Trans:T20120030868 DEEDWARR
Recvd: 04/27/12 11:23 2 pgs
Fees:12.00 Taxes:0.00
20120427-0036128

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Margaret O'Farrell White Mason 5738 Laura Hill Road Nashville, TN 37215	Same	145 01 0 010.00

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 Lot(s) 2, as shown on the map entitled Resubdivision of Lots 1, 2, and 3 on the plan of Westwood, Section 2, of record as Instrument No. 20050125-0008856, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID C. MASON and wife, MARGARET O'FARRELL WHITE MASON, by deed from William E. Fitzgibbon, IV and wife, Dawn Victoria Fitzgibbon, dated October 24, 2007, of record as Instrument No. 20071106-0131141, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Instrument No. 20050125-0008856, Register's Office for Davidson County, Tennessee.

2. Easement for purposes of running a private water main of record in Book 4845, Page 131, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6740, page 967, said Register's Office.

This is unimproved property known as 5616 South Stanford Court, 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 as their free act and deed.

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

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.