WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120033364 DEEDWARR
Recvd: 05/07/12 10:06 2 pgs
Fees:13.00 Taxes:214.60
20120507-0039000

MELISSA D ROGERS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Ron Brinegar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2012.

Melissa D Rogers
Notary Public

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron Brinegar	SAME	
(NAME)	(NAME)	04301009900
112 Shannon Ave.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120541

For and 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 acknowledged, **we, Michael W. Cobb and Alexandra Beasley**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ron Brinegar and wife, Shirley Brinegar**, 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, and described as follows, to-wit:

BEING the West 75 feet of the North 394 feet of Lot No. L on the Map of the W. P. Ready Subdivision of the E.H. Thornton Tract as of record in Book 332, page 110, in the Register's Office for Davidson County, Tennessee. Said part of said lot fronts 75 feet on the south side of Shannon Avenue and runs back between parallel lines 394 feet to a dead line.

BEING all of the same property conveyed to Michael W. Cobb and Alexandra Beasley by Warranty Deed from Tabitha Spencer, unmarried dated April 12, 2007 and filed of record in Instrument 20070430-0051223, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 112 Shannon Ave., 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 4th day of May, 2012.

Michael W. Cobb

Alexandra Beasley

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Michael W. Cobb and Alexandra Beasley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Michael W. Cobb and Alexandra Beasley executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2012.

Commission expires: April 23, 2013



Melissa D. Rogers

Notary Public