BILL GARRETT, Davidson County
Trans: T20120045369 DEEDWARR
Recvd: 06/20/12 08:38 2 pgs
Fees: 13.00 Taxes: 138.75

20120620-0053849

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Elaine C Williamson
Affiant

Subscribed and sworn to before me, this 18TH DAY OF JUNE, 2012.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Shaleen McCormick and husband, Alexander Rogers	SAME AS NEW OWNER	02800011400
	(NAME)	
1317 Norvel Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(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 William Wayne Brown and wife, Betty J. Brown, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shaleen McCormick and husband, Alexander Rogers, 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 THE 14TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, AND BEING TRACT NO. 1 ON THE PLAN OF THE PAUL L. HICKS PROPERTY, NOT OF RECORD, AND SHOWN ON A SURVEY BY HAROLD H. COLE, DATED MAY 2, 1972, AS FOLLOWS: BEGINNING AT A POINT IN THE LITTLE MARROWBONE LAKE ROAD, SAID POINT BEING A CORNER TO CARSIE D. MUNDY; THENCE WITH THE LINE OF SAID CARSIE D. MUNDAY, NORTH 89 DEGREES 00 MINUTES EAST 1,346.5 FEET TO A POINT IN THE LINE OF LEE KRANTZ PROPERTY, SAID PROPERTY BEING OF RECORD IN BOOK 0476, PAGE 128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE LINE OF LEE KRANTZ PROPERTY, SOUTH 2 DEGREES WEST 353.3 FEET TO AN IRON PIN, A CORNER TO BLANKENSHIP; THENCE WITH THE LINE OF SAID BLANKENSHIP SOUTH 88 DEGREES 30 MINUTES WEST 876.05 FEET; THENCE NORTH 1 DEGREE 30 MINUTES WEST 200 FEET; THENCE NORTH 88 DEGREES 30 MINUTES WEST 578.0 FEET TO THE MARGIN OF SAID ROAD; THENCE WITH THE MARGIN OF SAID ROAD NORTH 24 DEGREES 05 MINUTES EAST 176.3 FEET TO THE BEGINNING, CONTAINING 8.97 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM WAYNE BROWN AND WIFE, BETTY J. BROWN, BY INSTALLMENT DEED FROM CHARLES E. JONES, A WIDOWER, OF RECORD IN BOOK 7861, PAGE 271, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

THE GRANTEE IS RESPONSIBLE FOR THE ENTIRE 2012 PROPERTY TAXES.

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

unimproved (X)
This is improved ( ) property, known as 6040 Marrowbone Lake Road, Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

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 18th day of June, 2012.

William Wayne Brown

Betty J. Brown

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Wayne Brown and wife, Betty J. Brown, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2012.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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