WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120056600 DEEDWARR
Recvd: 08/01/12 12:24 2 pgs
Fees: 13.00 Taxes: 460.65
20120801-0067916

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2012

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John David Rivers Barrett	First Community Mortgage, Inc.	08302025500
(NAME)	(NAME)	
415 Scott Avenue	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Zelbert Dickson Brady**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John David Rivers Barrett, a single person**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Parts of Lots Nos. 1 and 2 on the Unrecorded Map showing Subdivision of Lots Nos. 16 and 17 of the Brownsville Plan, of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the westerly margin of Scott Avenue, 565 feet north of the northwest corner of said Avenue and Greenwood Avenue, being the northeast corner of the lot conveyed to Stewart McDonald by deed of record in Book 1118, Page 651, said Register's Office; thence at right angles westerly 155 feet to a point in the easterly line of the Howe Property; thence northerly parallel to the westerly margin of Scott Avenue, 60 feet to a point in the southerly margin of an alley; thence easterly along the southerly margin of said alley, 155 feet to the westerly margin of Scott Avenue; thence southerly along the westerly margin of said Avenue, 60 feet to the point of beginning.

Being the same property conveyed to Zelbert Dickson Brady and wife, Billie Stanley Brady by Deed from G. S. Williams and wife, Margaret Ann Williams, dated 10/15/1964 and filed for record on 10/26/1964 in Book 3825, Page 868, Register's Office for Davidson County, Tennessee. **The Said Billie Stanley Brady died on June 20, 2012 leaving Zelbert Dickson Brady the surviving tenant by entireties.**

This conveyance is subject to any and all existing easements and restrictions of record. All matters as set forth on the plat of record in Plat Book 21, Page 9 , and City of Nashville Easement of record in Book 1129, Page 134, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 415 Scott Avenue, Nashville, TN 37206

File No.: 01288-8730
SMG TN Warranty Deed

(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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.

Witness my hand this 27th day of July, 2012.

Zelbert Dickson Brady by Sally Alyene McWhorter, Co-Attorney-in-Fact
Zelbert Dickson Brady
by Sally Alyene McWhorter, Co-Attorney-in-Fact

Zelbert Dickson Brady by William Nelson Brady, Co-Attorney-in-Fact
Zelbert Dickson Brady
by William Nelson Brady, Co-Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 27TH day of JULY, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared SALLY ALYENE MCWHORTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of ZELBERT DICKSON BRADY, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument # 20110602-0042210, Register's Office of Davidson County, Tennessee.

Witness my hand this 27th day of July, 2012

Notary Public

My Commission Expires: 10-19-13

Tammy McCauley State of Tennessee Notary Public Rutherford Co, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
On this 27TH day of JULY, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared WILLIAM NELSON BRADY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of ZELBERT DICKSON BRADY, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument # 20110602-0042210, Register's Office of Davidson County, Tennessee.

Witness my hand this 27th day of July, 2012

Notary Public

My Commission Expires: 10-19-13

Tammy McCauley State of Tennessee Notary Public Rutherford Co, TN

RETURN TO:
Stewart Title Company Tennessee Division

File No.: 01288-8730
SMG TN Warranty Deed