WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/24/12 13:36 2 pgs
Fees:13.00 Taxes:517.63
20120924-0086597

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: 7-5-16.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Branson and Caitlin G. Reid	SunTrust Mortgage INC.	52-12-55.00
(NAME) 1225 Neelys Bend Road	(NAME) 901 Semmes Ave	
(ADDRESS) Madison, TN 37115	(ADDRESS) Richmond VA 23224	2012-0762
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, MWC, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. Branson, unmarried and Caitlin G. Reid, unmarried, as joint tenants with the right of survivorship HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Schoolside Heights, as shown on record in Book 3700, page 38, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 3 fronts 96 feet on the northeasterly side of Neely's Bend Road, and extends back 146 feet on the northwesterly line and 91 feet on the southeasterly line to a dead line, measuring 111.1 feet thereon.

Being the same property conveyed to MWC, LLC by warranty deed from Rocky Webster and Vickie Webster, dated April 27, 2012, of record in Instrument No. 20120430-0036468, Register's Office of Davidson County, Tennessee.

Prior title held by Rocky Webster and Vickie Webster, both unmarried by Special Warranty Deed from FV-1, Inc. ISAOA, dated June 21, 2005 of record in Instrument No. 20050705-0076975, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Book 3949, page 40, and Instrument No. 20050705-0076975, RODC, TN., but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. Subject to all matters appearing of record in Book 3700, page 38, Register's Office of Davidson County, Tennessee.

This property, known as 1225 Neelys Bend Road, 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, 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 21ST DAY OF SEPTEMBER, 2012.

MWC, LLC

BY: _____

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Charles Caudell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself, Managing Member of MWC, LLC, the within named bargainor, a Tennessee limited liability company, and that Charles Caudell, as Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself as Managing Member of said company.

Witness my hand and official seal, this the 21st day of September, 2012.

_____
Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013