BILL GARRETT, Davidson County
Trans:T20120094618 DEEDWARR
Recvd: 12/11/12 11:10 2 pgs
Fees:13.00 Taxes:647.13

20121211-0114118

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-21-15

(AFFIX SEAL)

SONYA M. BRANHAM
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER 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
Michael Troy Mason and Heather Mason, Husband and Wife	Legacy Mortgage Services, Inc. (NAME)	01600011300
7235 Apple View Road (ADDRESS)	329 Warfield Blvd., Ste. A (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Clarksville, TN 37043 (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 Hazel Walker Bracy, unmarried , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Troy Mason and Heather Mason, Husband and Wife, 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 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF LAMA TERRA, SECTION ONE, OF RECORD IN BOOK 4860, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO E. G. BRACY AND WIFE, HAZEL W. BRACY, A/K/A EDWARD GRIGSBY BRACY, JR., AND WIFE, HAZEL WALKER BRACY, BY DEEDS OF RECORD IN BOOK 1675, PAGE 11 AND BOOK 4819, PAGE 184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID EDWARD GRIGSBY BRACY, JR. HAVING SINCE DIED.

THE SAID E. G. BRACY AND EDWARD GRISBY BRACY, JR., BEING ONE AND THE SAME PERSON. THE SAID HAZEL W. BRACY AND HAZEL WALKER BRACY BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 7235 Apple View Drive, Goodlettsville, TN 37072
(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 7th day of December, 2012.

WARRANTY DEED
(Continued)

Hazel Walker Bracy

Hazel Walker Bracy

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hazel Walker Bracy, unmarried, the herein bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2012.

Mary Birthright

Notary Public

My Commission Expires: 11/3/15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Warranty Title Insurance
2401 Memorial Blvd.
Springfield, TN 37172