KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $121,500.00 Affiant Subscribed and sworn to before me, this 4th day of April, 2013 Notary Public My commission expires: 05/26/2013

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130028256 DEEDWARR
Recvd: 04/08/13 10:25 2 pgs
Fees:13.00 Taxes:449.55
20130408-0034344

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael B Randolph and Ashley M Randolph	**New Owner**	**161-03-0-021.00**
518 Brewer Drive		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Fred Russell Midgett, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael B Randolph and Ashley M Randolph, husband and wife

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, being Lot No. 13 on the Plan of Wilkerson Heights of record in Plat Book 2900, Page 63, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 100 feet on the northerly side of Brewer Drive and extends back 261.8 feet on the southeasterly line and 224.9 feet on the northwesterly line to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to Fred Russell Midgett and wife, Lucille M. Midgett by Deed from M.C. Butts and wife, Dixie R. Butts of record in Book 3284, page 315, Register's Office for Davidson County, Tennessee, dated October 9, 1961 recorded on October 11, 1961. Lucille M. Midgett having since died on July 7, 2008.

This instrument is being executed by Cynthia Midgett Cannon on behalf of Fred Russell Midgett, pursuant to a Durable Power of Attorney of record in Instrument #20130401-0030915, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 518 Brewer Drive, Nashville, TN 37211.

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 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 4th day of April, 2013.

Fred Russell Midgett by Cynthia Midgett Cannon
Fred Russell Midgett by Cynthia Midgett Cannon,
His Attorney In Fact His Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cynthia Midgett Cannon** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf **of Fred Russell Midgett** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Fred Russell Midgett,** and is authorized by him to execute this instrument on his behalf.

This the 4 day of April, 2013.

Notary Public My Commission Expires: 05/26/2013

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **4310053**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027