WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130059174 DEEDWARR
Recvd: 07/11/13 13:55 2 pgs
Fees: 13.00 Taxes: 1026.75

20130711-0071910

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00

† Mark E. Maggart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2013.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander F. Brandau, IV and wife, Elizabeth G. Brandau	Franklin American Mortgage Company	13104021200
(NAME)	(NAME)	
1128 Brookmeade Dr.	501 Corporate Centre Drive, Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MARK EDWINA MAGGART AND EDSEL FORD MAGGART, JR. (BY AND THROUGH HIS ATTORNEY-IN-FACT, MARK EDWINA MAGGART, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALEXANDER F. BRANDAU, IV AND ELIZABETH G. BRANDAU, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEE, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 10 on the Map of Duncanwood, as of record in Plat Book 1424, Page 139, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John B. Ragland, Jr. and wife, Will Edna Ragland by Warranty deed from Woodhaven Homes, Inc. dated May 25, 1950 and recorded in Book 1855, Page 453, Register's Office for Davidson County, Tennessee. The said John B. Ragland, Jr. having since died on November 14, 2010 and the said Will Edna Ragland having since died on March 18, 2012, resulting in her interest in and to the above described property being administered as part of her probate estate per the Last Will and Testament of the said Will Edna Ragland dated December 6, 2010 and filed as Case No. 12P823, Davidson County Probate Court. Edsel Ford Maggart, Jr., Executor of the Last Will and Testament of Will Edna Ragland, deceased, conveyed above described property to Mark Edwina Maggart by Quitclaim dated July 9, 2012 and recorded as Instrument No. 20120716-0062075, Register's Office for Davidson County, Tennessee. The said Mark Edwina Maggart subsequently conveyed a one-half interest in and to herein described property to Edsel Ford Maggart, Jr. by Quitclaim Deed dated July 9, 2012 and recorded as Instrument No. 20120807-0070035, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF DUNCANWOOD, OF RECORD IN PLAT BOOK 1424, PAGE 139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 1786, PAGE 178, SAID REGISTER'S OFFICE., IF APPLICABLE.

SEE POWER OF ATTORNEY DOCUMENT OF RECORD AS INSTRUMENT NO.
IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1128 Brookmeade Dr., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2013-0740
GRE TN Warranty Deed

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, heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 hand this 10th day of July, 2013.

Mark Edwina Maggart
Mark Edwina Maggart

Edsel Ford Maggart, Jr.
Edsel Ford Maggart, Jr.

By: Mark Edwina Maggart
Mark Edwina Maggart
Attorney-in-Fact Attorney - in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 10th day of July, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Edwina Maggart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-3-2014

Dianie L. Gregory
Notary Public,

DIANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of JULY, 2013, before me personally appeared **Mark Edwina Maggart**, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Edsel Ford Maggart, Jr.,** and acknowledged that she executed the same as the free act and deed of **Edsel Ford Maggart, Jr..**

Witness my hand and official seal at office at Nashville, Tennessee, this the 10th day of July, 2013.

My commission expires:
3/3/2014

Dianie L. Gregory
Notary Public

DIANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY