THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130071266 DEEDWARR
Recvd: 08/19/13 11:28 2 pgs
Fees:13.00 Taxes:541.24

20130819-0086893

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,280.00.

James M Bledsoe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF August, 2013.

Priscilla C Urbanek
Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Bledsoe	CMG Mortgage Inc dba CMG Finan	MAP P/O 01300000300
6640 Old Clarksville Pike	2550 Meridian Blvd #209	PARCEL
Joelton, TN 37080	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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **George Kern Bracy and wife, Mary Wanda Bracy**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James M. Bledsoe and wife, Eleanor Bledsoe**

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:

Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to George Kern Bracy and Mary Wanda Bracy in Quitclaim Book 10312, page 854, Registers office for Davidson County, Tennessee; more accurately described according to a survey by Tommy E. Walker, R.L.S. TN LIC NO 1465, dated February 11, 2013 as follows:

Beginning at a existing iron pin in the northerly margin of Old Clarksville Highway,said pin being the southwest corner of Lance Bracy in Deed Book 6538, page 686, Registers office for Davidson County, Tennessee, and the most southeast corner of herein described tract; thence now leaving said Bracy with said margin North 80 degrees 00 minutes 00 seconds West, 374.72 feet to a set iron pin a common corner to Deborah Carlisle in Deed Book 7918, page 61, Registers office for Davidson County, Tennessee; thence now leaving said margin with said Carlisle for the next two calls: North 04 degrees 41 minutes 00 seconds East, 235.12 feet to a existing wood post; thence North 85 degrees 11 minutes 30 seconds West, 164.83 feet to an existing wood post ; thence now leaving said Carlisle with a new line North 04 degrees 47 minutes 03 seconds East, 223.27 feet to a set iron pin; thence with a new line South 85 degrees 11 minutes 30 seconds, East, 159.09 feet to an existing iron pin, said pin being a common corner of Sammye B. Boehms in Deed Book 4983, page 221, Registers office for Davidson County, Tennessee; thence with said Boehms South 81 degrees 31 minutes 00 seconds East, 415.61 feet to a existing iron pin; thence South 09 degrees 08 minutes 00 seconds West, 466.99 feet, to the point of beginning containing 5.004 acres more or less.

Being a portion of the same property conveyed to George Kern Bracy and spouse Mary Wanda Bracy, tenants by the entirety by deed from George Kern Bracy of record in Book 10312, page 854, Registers office for Davidson County, Tennessee, dated December 20, 1996.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6640 Old Clarksville Pike, Joelton, TN 37080.**

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 _____ hand( ) this the 9th day of August, 2013.

George Kern Bracy by Thomas E. Anderson, Attorney in Fact
George Kern Bracy, BY: Thomas E. Anderson, Attorney in Fact

Mary Wanda Bracy by Thomas E. Anderson, Attorney in Fact
Mary Wanda Bracy by Thomas E. Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of August, 2013.

My Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas E. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **George Kern Bracy and Mary Wanda Bracy**, as THEIR Attorney in Fact, as the free act and deed of the within named **George Kern Bracy and Mary Wanda Bracy**.

Witness my hand and official seal this the 9th day of August, 2013.

My Commission expires 10/18/16 _____
Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY