BOX 10-B

BILL GARRETT, Davidson County
Trans:T20130078077 DEEDWARR
Recvd: 09/09/13 16:17 2 pgs
Fees:13.00 Taxes:296.00
20130909-0095195

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,000.00**

Melissa G. Crell
Affiant

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

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHERRILL GREEN, ET AL	**SAME**	**051-08-0-165.00**
(NAME) **400 S 17TH STREET**	(NAME) P.O. Box 60888	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) NASHVILLE, TN. 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **WE, FRED R. BRACEY AND WIFE, SHERYL G. BRACEY, A/K/A SHERYL BRACEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CHERRILL GREEN AND MELISSA CRIM, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 57, as shown on the map entitled Section One, Morningside Heights, of record in Book 1130, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred R. Bracey and wife, Sheryl G. Bracey, by deed from Donald Edward Todd, Executor of The Estate of Mamie Edna Austin, deceased, of record in Instrument No. 20110914-0071402, dated September 13, 2011, said Register's Office.

This conveyance is subject to all matters as set forth on the plan of record in Book 1130, Page 76 and any and all other easements, conditions or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Durable Power of Attorney for Sheryl Bracey of record as Instrument No. 20060417-0043082, Register's Office for Davidson County, Tennessee. Fred R. Bracey and Fred Bracey are one and the same person. Sheryl G. Bracey and Sheryl Bracey are one and the same person.

unimproved ( )
This is improved(X) property, known as **204 A EAST DUE WEST AVE., A/K/A 204 DUE WEST AVE., 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 our hands this 9th day of September, 2013.

Fred R. Bracey
FRED R. BRACEY

Sheryl G. Bracey by Fred Bracey
SHERYL G. BRACEY
BY: FRED BRACEY ATTORNEY IN FACT
FOR SHERYL G. BRACEY
Attorney In Fact for Sheryl G. Bracey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred R. Bracey**, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at office this 9th day of September, 2013.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of September, 2013, before me personally appeared **Fred Bracey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Sheryl G. Bracey**, and who acknowledged that he executed the same as the free act and deed of **Sheryl G. Bracey.**

Witness my hand and official seal at Nashville, Tennessee this 9th day of **September, 2013**.

My Commission expires: **May 5, 2015.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public