THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,200.00.

Carl Fortner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY August, 2013.

Priscilla C. Urbanek
Notary Public

MY COMMISSION EXPIRES: March 8, 2013

(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20130079783 DEEDWARR
Recvd: 09/16/13 09:14 2 pgs
Fees:13.00 Taxes:78.44

20130916-0097022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Fortner	New owner	MAP P/O 01300000300
6640 Old Clarksville Pike	% RCJ Contractor 2719 N. Mount Pleasant Rd	PARCEL
Joelton, TN 37080	Greenbrier, TN 37073	
(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 **Carl Fortner and wife, Rita Fortner**

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 and Wanda Bracy, in Quitclaim Deed of record in 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 westerly margin of Clarksville Highway, said pin being the most northwest corner of Sammye Boehms in Deed Book 4983, page 221, Registers office for Davidson County, Tennessee and the most northeast corner of herein described tract; thence now leaving said margin with said Boehms South 04 degrees 45 minutes 35 seconds West, 585.25 feet to a set iron pin; thence now leaving said Boehms with a new line North 79 degrees 52 minutes 00 seconds West, 367.87 feet to a set iron pin; thence North 10 degrees 80 minutes 00 seconds East, 701.34 feet to a existing concrete monument; thence North 85 degrees 49 minutes 06 seconds East, 146.17 feet to an existing iron pin in the westerly margin of Clarksville Highway; thence with said margin for the next two calls: South 37 degrees 48 feet 00 seconds East, 198.64 feet; thence South 37 degrees 41 minutes 00 seconds East, 32.34 feet to the point of beginning containing 5.304 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 quitclaim deed from George Kern Bracy of record in Book 10312, page 854, Registers office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20130819-0086892, Registers office for Davidson County, Tennessee. and in Instrument No. 20130819-0086891, Registers office for Davidson County, TEnnessee

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 (X) UNIMPROVED

() 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 1st day of August, 2013.

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

Mary Wanda Bracy by Thomas E. Anderson, Atty 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 1st day of August, 2013.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 1st day of August, 2013.

My Commission expires 10/18/16

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY