When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20130092076 DEEDWARR
Recvd: 10/28/13 09:52 2 pgs
Fees:13.00 Taxes:573.13
20131028-0111690

05-1309-66113

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $154,900.00

Affiant

Subscribed and sworn to before me, this 25th day of October, 2013.

Notary Public
My commission expires: 4/17/16

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Oliver Mack Branning	Magna Bank	018-00-0-042.00
330 Moncrief Avenue	6525 Quail Hollow Road, Suite 300	
Goodlettsville TN 37072	Memphis, TN 38120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joycelyn L. Hinkle, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Oliver Mack Branning and Michele M. Branning, husband and wife, hereinafter called the Grantees, their successors 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. 1, on the Plan of Jarrett Property, of record in Book 8250, Page 671, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Wayne Hinkle and wife, Jocelyn L. Hinkle by deed from Ronda L. Jarrett, n/k/a Ronda (erronously referenced as Ronald in prior deed) L. Jarrett Hardcastle, a married woman, dated July 31, 2012, recorded August 23, 2012, of record in Instrument No. 20120823-0075977, Register's Office for Davidson County, Tennessee. John Wayne Hinkle having died August 25, 2013, thereby leaving Jocelyn L. Hinkle as surviving tenant by entirety.

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 property is improved property known as 330 Moncrief Avenue, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of October, 2013.

Joycelyn L. Hinkle

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joycelyn L. Hinkle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 25th day of October, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: 4/17/16