WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130098297 DEEDWARR
Recvd: 11/19/13 12:13 4 pgs
Fees:23.00 Taxes:777.00
20131119-0119300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

GREGORY LEE FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT 8, 2013

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF Sept, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Croxall	New Owner	063-00-0-084.00
(NAME)	(NAME)	
433 Menees Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I MARY W. MENEES, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN H. CROXALL, UNMARRIED,** 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:

See Exhibit "A"

This is: Improved property, known as 433 Menees Lane 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 5 day of Sept., 2013.

by attorney in Fact

Mary W. Menees — Robert Willis Menees

Mary W. Menees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **MARY W. MENEES, by Attorney in Fact, Robert William Menees,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, on this 5 day of September 2013.



Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mary W. Menees, by Attorney in Fact, Robert Willis Menees, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of Sept, 2013.

Notary Public

My Commission Expires:



My Commission Expires SEPT. 8, 2013

Exhibit "A"

A tract of land in the 11th, formerly 19th, District of Davidson County, Tennessee, being a part of Lot No. 4 on the Plan of the Lands of the children of Henry C. Menees, as of record in Minute Book "M", page 285, County Court for said County, and, also, a part of Lot No. 1 on the Plan of the Lands of J. M. Wray, of record in Minute Book "J", page 323, in the Office of the County Court Clerk, and being known as Lot "A" on the Plan of a survey of certain parcels of land owned by Henry T. Menees, deceased as laid out and provided by Anderson and Gee, Surveyors, said Plan being unrecorded and described as follows: Beginning at a point in the center line of Menees Road which is 430 feet South 89° East, from the original corner of Tracts 4 and 5 of said Manees Land, at the corner of Tracts A and B of said Anderson and Gee Survey; thence with the center line of Manees Road, South 89° East, 550 feet to a stake in the center line of said road, at the northwest corner of the property of Hillen, in a fence line; thence with Hillen's west line South 1° 7' West, 2881 feet to a stone in the original south line of said Lot No. 1 of Wray Lands, being in the north line of the Stinson Property at a fence corner; thence South 64° 40' West, 500 feet to a stake at the corner of Lots A and B of said Anderson and gee Survey; thence with the line between said lots North 0° 42' West, 3106.2 feet to the beginning containing 34.5 acres.

Being the same property conveyed to BRUCE W. MENEES, by deed of record in Book 1360, page 365, dated July 6, 1946, said Register's Office. BRUCE W. MENEES is deceased and MARY W. MENEES is the surviving spouse.