BILL GARRETT, Davidson County
Trans:T20130103988 DEEDWARR
Recvd: 12/12/13 13:47 2 pgs
Fees:13.00 Taxes:388.50
20131212-0125914

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Billy W. Brown
106 Newport Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Owner

MAP **053-02**
GROUP
PARCEL **56**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Bonita S. Mofield and husband, Toby L. Mofield,** has this day bargained and sold, and does hereby transfer and convey unto **Billy W. Brown, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Fairway View Subdivision, of record in Plat Book 2900, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bonita S. Mofield and husband, Toby L. Mofield by Deed from M. Norris Jenkins, trustee of record at Instrument No. 20050601-0061852, Register's Office for Davidson County, Tennessee, dated May 25, 2005 and recorded on June 01, 2001.

This is improved property known as 106 Newport Drive, Old Hickory TN 37138.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2900, page 41, and encumbrances as may be

shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 10th day of December, 2013.

Bonita S. Mofield
Bonita S. Mofield

Toby L. Mofield
Toby L. Mofield

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Bonita S. Mofield and Toby L. Mofield,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of December, 2013.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

Bill W. Brown
AFFIANT

Subscribed and sworn to before me this the 10th day of December, 2013.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires

My Commission Expires: JAN 04 2014