BILL GARRETT, Davidson County
Trans:T20140033813 DEEDWARR
Recvd: 05/15/14 09:03 2 pgs
Fees:13.00 Taxes:142.34
20140515-0041631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,469.50.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 2014

NOTARY PUBLIC

My Commission Expires:

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rose Garrett PO Box 96 Whites Creek, TN 37189	Rose Garrett PO Box 96 Whites Creek, TN 37189	02800010500

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

HAZEL W. BRACY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROSE GARRETT

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being property located along the easterly margin of Marrowbone Lake Road, in the 14th Civil District of Davidson County, Tennessee. Said property being known as Job # 14014 and described according to a survey made by Vester Land Surveying of March 23, 2014 as follows:

Beginning at an iron pin old in the easterly margin of Marrowbone Lake Road. Said pin being the westerly most corner of this tract and the southwest corner of Lot 4 of the E. G. Bracy Subdivision of record in Plat Book 5210, page 48, R.O.D.C., TN.; thence North 89° 14' 33" East, a distance of 390.21 feet to a concrete monument old; thence North 19° 22' 11" West, a distance of 215.62 feet to a concrete monument old; thence North 52° 25' 15" West, a distance of 270.19 feet to an iron pin old; said pin being a common corner to lots 3 and 4 of the E. G. Bracy

Subdivision; thence North 06° 35' 20" West, a distance of 279.38 feet to an iron pin old; said pin being a common corner to lots 2 and 3 of the E. G. Bracy Subdivision; thence North 06° 32' 47" West, a distance of 82.39 feet to an iron pin old in the line of Paul L. Hicks (Deed Book 5049, page 96, R.O.D.C., TN.); thence with the line of Hicks North 89° 04' 24" East, a distance of 1935.43 feet to an iron pin new at a flagged plastic old; thence with the line of Carl Lee Flair and Wayne Winters (as Instrument No. 20100830-0068689 R.O.D.C. TN.); South 03° 40' 27" West, a distance of 808.86 feet to an iron rod old at a disturbed iron pipe; said rod being the southeast corner of this tract and the northeast corner of the Francis Anthony Dulich property of record as Instrument No. 20040624-0075235; Thence with the line of Dulich South 89° 48' 48" West, a distance of 1882.56 feet to an iron pipe old in the margin of Marrowbone Lake Road; thence with the margin of said road North 52° 20' 27" West, a distance of 80.68 feet to the point of beginning. Containing 32.74 acres more or less.

Being a portion of the property conveyed to E. G. BRACY AND WIFE, HAZEL W. BRACY, by deed from PAUL LANDIS HICKS AND WIFE, ANNETTE B. HICKS, by deed of record in Book 4618, page 387, said Register's Office. E.G. Bracy died on or about 8/29/1983, leaving Hazel W. Bracy as the surviving tenant by the entirety.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 12th day of May, 2014.

Hazel W. Bracy by Kenneth Bracy
Hazel W. Bracy, by Kenneth Bracy, her
Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 12th day of May, 2014, before me personally appeared Kenneth Bracy, 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 Hazel W. Bracy, and who acknowledged that he executed the same as the free act and deed of Hazel Bracy.

Witness my hand and official seal at office, this 12th day of May, 2014.

Howard M. Skipworth
Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2016