BILL GARRETT, Davidson County
Trans:T20140033813 DEEDWARR
Recvd: 05/15/14 09:03 2 pgs
Fees:13.00 Taxes:2.04
20140515-0041632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550.00.

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	02800013200

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 situated along the northern margin of Marrow Bone Lake Road, in the 14th Civil District of Davidson County, Tennessee. Said property being known as Lot 1 of the E. G. Bracey Subdivision of record in Plat Book Book 5210, page 48, Register's Office Davidson County, Tennessee.

Being a portion of the same property conveyed to E. G. BRACY AND WIFE, HAZEL W. BRACY, by deed from PAUL LANDIS HICKS AND WIFE, ANNETTE B. HICKS, 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 W. 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