Davidson County	DEEDWARR
Recvd: 08/29/14 13:35	4 pgs
Fees:23.00 Taxes:4606.50	
20140829-0079237	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31885-07-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,245,000.00. Mary Eleanor McKenzie Affiant Subscribed and sworn to before me this 29th day of August, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Carl E. Brasser, Kathryn W. Brasser 4911 Sewanee Road Nahsville, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 145 040 00700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Eleanor McKenzie, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl E. Brasser and wife, Kathryn W. Brasser** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4911 Sewanee Road, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Wade R. McKenzie, spouse of Mary Eleanor McKenzie, joins in the execute of this instrument to convey any marital interest he may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of August, 2014.

Mary Eleanor McKenzie

Wade R. McKenzie

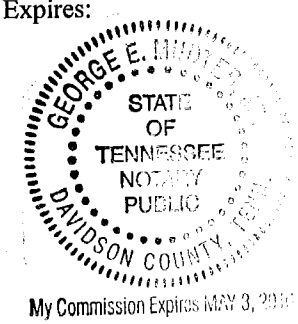
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Eleanor McKenzie and Wade R. McKenzie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2014.

Notary Public

My Commission Expires:



My Commission Expires MAY 3, 201

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 of Block "B" on the Revised Plan of Lealand Manor, not of record, described according to a survey made by Lewis D. Justice, Surveyor, Octoer 10, 1945, as follows:

Beginning on the westerly margin of Sewanee Road at the northeast corner of the property conveyed to W. B. Overton and wife, by deed from Laura Lee Robertson, of record in Book 1334, page 316, Register's Office for said County, being the corner of Lots Nos. 8 and 9; thence with the line between said two lots, westwardly 616 feet to the easterly line of Lot No. 11; thence with the easterly line of Lots Nos. 11 and 5, northwardly 203.3 feet to the corner of Lots Nos. 6 and 8; thence with the southerly line of Lots Nos. 6 and 7, eastwardly 616.1 feet to the westerly margin of Sewanee Road; thence with the same, southwardly 250 feet to the beginning.

Being the same property conveyed to Mary Eleanor McKenzie by quitclaim deed dated October 11, 2002, from Carl A. Grote, III, and Howell Jackson Lynch, Jr., Co-Executors of the Estate of Rachael Farris, of record in Instrument No. 20021111-0138869, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 145 040 00700.

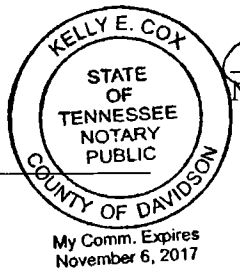
True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My commission expires _____