BILL GARRETT, Davidson County
Trans:T20140065918 DEEDWARR
Recvd: 09/04/14 14:20 2 pgs
Fees:13.00 Taxes:296.00
20140904-0081109

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2014.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G13-7865D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Scott A. Yant (NAME)	New Owner (NAME)	431-1-156
1208 Sylvia Drive (STREET ADDRESS)	PO Box 787 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Joelton TN 37080 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Amy Bracy, Sarah Bracy and Elizabeth Heath, Heirs at law of Rex A. Bracy, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott A. Yant**, 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of OAKWOOD, as shown by plat of record in Plat Book 5210, Page 149, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Rex A. Bracy, Jr. from US Bank National Association, as Trustee, by Special Warranty Deed dated April 30, 2012, as Instrument No. 201206010047618, in the Register's Office for Davidson County, Tennessee. The said Rex A. Bracy, Jr. having since died Intestate on October 11, 2013. Amy Bracy, Sarah Bracy, and Elizabeth Heath are said heirs at law. See Affidavit of Heirship of record in Instrument #20140904-0081108, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 5612, page 255, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5210, page 149, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1208 Sylvia Drive, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 15th day of August, 2014.

X Amy Bracy
Amy Bracy

August 15, 2014
Date

Sarah Bracy

August 15, 2014
Date

Elizabeth ~~Heath~~ Heath

August 15, 2014
Date

STATE OF NY)
COUNTY OF Nassau)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Bracy, ~~Sarah Bracy and Elizabeth Heath~~, the bargainor(s), 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 within instrument for the purposes therein contained. ~~X Heath~~

Witness my hand and official seal, this 15th day of August, 2014.

My Commission Expires: 03/30/18

Notary Public

MOHAMED GABER MANSOUR
Notary Public - State of New York
NO. 01MA6147142
Qualified in Queens County
My Commission Expires May 30, 2018

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Bracy and Elizabeth Heath, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactor evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of August 2014,

3/27/18
My Commission Expires

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY