Box 10-B

BILL GARRETT, Davidson County
Trans:T20140078351 DEEDWARR
Recvd: 10/17/14 11:17 2 pgs
Fees:13.00 Taxes:814.00
20141017-0095955

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHERRILL GREEN	**SAME**	**072-04-0-304.00**
(NAME)	(NAME)	
1446 McALPINE AVENUE	P. O. Box 60888	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, FRED R. BRACEY AND WIFE, SHERYL G. BRACEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHERRILL GREEN,** HEREINAFTER CALLED THE GRANTEE, HER 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 the northwest part of Lot No. 6 of Block "D" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred R. Bracey and wife, Sheryl G. Bracey from Dorothy E. Davis Walden, unmarried, by deed of record in Book 10946, page 874, dated May 22, 1998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the plan of record in Book 843, page 95, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 493, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Durable Power of Attorney for Sheryl Bracey of record as Instrument No. 20060417-0043082, Register's Office for Davidson County, Tennessee. Fred R. Bracey and Fred Bracey are one and the same person. Sheryl G. Bracey and Sheryl Bracey are one and the same person.

Unimproved ( )
This is improved(X) property, known as **1446 McALPINE AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand(s) this 17th day of October, 2014.

FRED R. BRACEY

SHERYL G. BRACEY
BY: FRED BRACEY, ATTORNEY IN FACT
FOR SHERYL G. BRACEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred R. Bracey**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of October, 2014.

My commission expires: **MAY 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 2014, before me personally appeared **Fred Bracey**, 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 **Sheryl G. Bracey**, and who acknowledged that he executed the same as the free act and deed of **Sheryl G. Bracey.**

Witness my hand and official seal at Nashville, Tennessee this 17th day of **October, 2014.**

My Commission expires: **MAY 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public