WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: April 19, 2017.
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron Brinegar	Ron Brinegar	
(NAME) 2156 Liebengood Rd.	(NAME) 2156 Liebengood Rd.	04311000500
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20142102

For and 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 hereby acknowledged, **I, Patricia A. Mayes**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ron Brinegar and wife, Shirley Brinegar**, 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 a part of Lot No. 13 on the Plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being the northerly half of Lot No. 161 on the plan of the re-subdivision of Lots Nos. 1 and 13 of said Anderson Estate, not of record, described as follows:

Beginning on the easterly margin of Scalf Drive at the corner of Lots Nos. 160 and 161, begin 118 feet, more or less, south of the southerly margin of Roosevelt Avenue, thence with the line between said two lots, eastwardly 158 feet to the common corner of Lots Nos. 160, 161 and 120, and 121; thence with the line between Lots Nos. 161 and 120, southwardly 50 feet; thence westwardly 158 feet, more or less, to the easterly margin of Scalf Drive; thence with said Drive northwardly 50 feet to the beginning.

Being the sme property conveyed to Patricia A. Mayes by deed from Raymond L. Dunaway, Jr. and Joan H. Konrad, dated May 18, 1992, of record in Book 8628, page 811, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 210 Scalf Drive, Madison, TN

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of December, 2014.

Patricia A. Mayes

BILL GARRETT, Davidson County
Trans: T20140096645 DEEDWARR
Recvd: 12/29/14 08:40 2 pgs
Fees: 13.00 Taxes: 310.80
20141229-0118151

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Patricia A. Mayes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Patricia A. Mayes executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of December, 2014.

Commission expires: April 19, 2017



Melissa D. Rogers Notary Public