BILL GARRETT, Davidson County
Trans:T20160072283 DEEDWARRSP
Recvd: 08/18/16 16:11 3 pgs
Fees:18.00 Taxes:370.00
20160818-0086617

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

SPECIAL WARRANTY DEED

Grantor:	**Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996.**
Grantee:	**Cindy D. Brown.**
County:	**Davidson County.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Cindy D. Brown 570 Indian Lake Road Hendersonville, TN 37075	**Map and Parcel No. (s):** 051-01-0-056.00

Affidavit of Consideration

STATE OF TENNESSEE) COUNTY OF DAVIDSON)	
The actual consideration or value, whichever is greater, for this transfer is $100,000. Affiant	Subscribed and sworn to before me on this 18th day of August, 2016. Notary Public My commission Expires: ~~8-18-2016~~ (Last) 11-5-2018

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

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Cindy D. Brown** ("Grantee"), her successors, heirs and assigns, the real estate described in Exhibit A, attached hereto (hereinafter, "the Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors, heirs, and assigns forever. Grantor does hereby covenant with Grantee that Grantor have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as disclosed herein.

Grantor further covenants and binds herself and her successors in trust to warrant and forever defend the title to the Property to Grantee, her successors, heirs, and assigns, against the claims of all persons claiming by or through Grantor, but not

otherwise. This property is subject to all matters disclosed on the attached Exhibit A and to 2016 property taxes which shall be prorated between Grantor and Grantee at closing.

IN WITNESS WHEREOF, Grantor has signed this Special Warranty Deed on this 18th day of August, 2016.

Mary Nell Rager trustee of Rager Family Trust

Mary Nell Rager
Trustee of Rager Family Trust
Established May 14, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2016.

Lee A. Cohen
Notary Public

My Commission Expires 11-5-2018.

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

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 82A, as shown on the map entitled Resubdivision of Lot 82 of Due West Valley Acres, of record in Plat Book 6050, page 469, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the property conveyed to Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996, from Sherri L. Stotts, Trustee, by deed of record as Instrument No. 20160321-0026526, said Register's Office.

This property is subject to (i) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7932, page 217; (ii) Dedication of Ingress/Egress/Utilities Easement of record in as Instrument No. 20000807-0077972, said Register's office; and (iii) any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unit C of the property is subject to a month to month lease between Grantor, as landlord, and Barney Lee, as tenant in possession.

This is improved property commonly known as 905 C & D Due West Avenue, North, Madison, Tennessee 37115.