SEND TAX BILLS TO NEW OWNER:
David Duran
7020 Lama Terra Ct.
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Map & Parcel: 016-00-0-103.00

Davidson County DEEDWARR
Recvd: 11/15/16 15:39 3 pgs
Fees:18.00 Taxes:0.74
20161115-0120545

THIS DEED OF CONVEYANCE, executed and delivered by **HAZEL WALKER BRACY** by and through her duly appointed Attorney-in-Fact, Kenneth Bracy, by Durable Power of Attorney of record at Instrument # 20140515-0041630, Register's Office for Davidson County, Tennessee, hereinafter called the Grantor, to **DAVID DURAN**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being that "Reserved Parcel" as shown on the Plat of Section One, Lama Terra, of record in Book 4860, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description thereof.

RESTRICTIONS: This conveyance is made subject to all restrictions of record as may affect the property, and to all to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Plat of Section One, Lama Terra, of record in Book 4860, Page 33, Register's Office for Davidson County, Tennessee, including Note 8 which states the reserved parcel is not an individual building site.

Being a portion of that property conveyed to Edward Grigsby Bracy, Jr. and wife, Hazel W. Bracy, by deed from Allen P. Connell and wife, Mae C. Connell, of record in Book 1675, Page 11, Register's Office for Davidson County, Tennessee. Edgar Grigsby Bracy, Jr., also known as E.G. Bracy, died, thereby vesting title solely in Hazel W. Bracy as surviving tenant by the entireties. Hazel W. Bracy is one and the same person as Hazel Walker Bracy.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature this the 14th day of November, 2016.

HAZEL WALKER BRACY
By: Kenneth Bracy Attorney-in-Fact
Kenneth Bracy, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Bracy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the Attorney-in-Fact for **Hazel Walker Bracy**, and that he executed this document on her behalf as authorized by her, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 14th day of November, 2016.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$200.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 14th day of November, 2016.

My Commission Expires:_____ NOTARY PUBLIC/Register

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, 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.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)