Davidson County DEEDWARR
Recvd: 02/24/17 14:05 4 pgs
Fees:23.00 Taxes:499.50
20170224-0018802

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2017.

Notary Public
My commission expires:

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

06-1702-76643

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rita A. Bragg 934 Old Fountain Ct. Hermitage TN 37076	Rita A. Bragg 934 Old Fountain Ct. Hermitage TN 37076	064-12-0-A-934.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph T. McCauley, Georgia Lynn McCauley, and Robert Lee McCauley, devisees under the Last Will and Testament of Geraldine M. McCauley, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rita A. Bragg, unmarried**, hereinafter called the Grantees, their successors 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 Unit No. 934, on the Plan of Section 2, Fox Run Condominiums, as established by Master Deed of record in Book 5535, Page 713; as corrected in Book 5895, Page 516; and Book 5936, Page 301; Book 6370, Page 817; and in Book 8510, Page 95; and as shown on the plan of record in Book 5200, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Geraldine M. McCauley, an unmarried person by deed from Charles Roland Gentry and wife, Nellie V. Gentry, dated January 29, 1996, recorded January 31, 1996, of record in Book 9932, Page 118, Register's Office for Davidson County, Tennessee. The said Geraldine M. McCauley having since died testate on November 11, 2016. The estate of Geraldine M. McCauley is currently being probated in the Seventh Circuit Court, 20th Judicial District, Nashville, Davidson County, Probate Division, Docket No. 16P2050. The Last Will and Testament of Geraldine M. McCauley, deceased devised subject property to Joseph T. McCauley, Georgia Lynn McCauley is one in the same as Lynn McCauley, and Robert Lee McCauley.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Eric J. Gambill, in his capacity as Executor of the Estate of Geraldine M. McCauley, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

This property is improved property known as 934 Old Fountain Ct., Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 23rd day of February, 2017.

x Joseph T. McCauley
Joseph T. McCauley

x Georgia Lynn McCauley
Georgia Lynn McCauley

x Robert Lee McCauley
Robert Lee McCauley

, Executor
Eric J. Gambill, executor

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joseph T. McCauley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in ~~Mt. Juliet~~ Old Hickory, TN, this 23rd day of February, 2017.

Jackie Malone
Notary Public
State of Tennessee at Large

My Commission expires: 04-03-2020



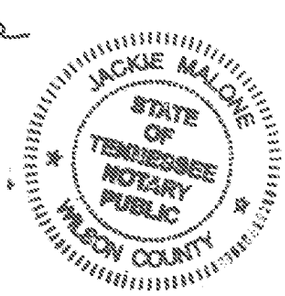
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Georgia Lynn McCauley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Old Hickory, TN, this 23rd day of February, 2017.

Jackie Malone
Notary Public
State of Tennessee at Large

My Commission expires: 04-03-2020



STATE OF TENNESSEE
COUNTY OF KNOXVILLE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert Lee McCauley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Knoxville, TN, this 22 day of February, 2017.

CHRIS BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY, TENNESSEE

Chris Baxter
Notary Public
State of Tennessee at Large

My Commission expires:

MY COMMISSION EXPIRES
JANUARY 28, 2020

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Eric J. Gambill, executor** of the Estate of Geraldine M. McCauley, deceased with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt Juliet, TN, this 23rd day of February, 2017.

Jackie Malone
Notary Public
State of Tennessee at Large

My Commission expires: 04-03-2020

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Jason Nguyen, 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.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Jackie Malone, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Malone

My Commission Expires: 04-03-2020

Notary Seal:

