STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 25th day of April 2017.

Notary Public

My commission expires:
11-3-2020

DANIEL AHLBRANDT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170035072 DEEDWARR
Recvd: 04/26/17 10:08 2 pgs
Fees:13.00 Taxes:851.00
20170426-0040831

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Keith M. Drone**<br>**Jenny Drone** | **Legacy** Mutual Mortgage | **050030B20100CO** |
| **1830 Apple Valley Circle** | 3503 Paesanos Pkwy. | |
| **Nashville, TN 37207** | San Antonio, TX 78231 | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**James Joseph Bracey and wife, Nicole Alisha Bracey**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Keith M. Drone and Jenny Drone, husband and wife**

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 Lot No. 114 on the Amended Plan of Mulberry Downs, Phase 1B of record in Book 7900, page 818, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Joseph Bracey and wife, Nicole Alisha Bracey, from John L.Thompson and Kelly D. Kelly, Individually and as Co-Administrators for the Estate of John L. Kelly, Jr., deceased, by Warranty Deed dated March 07, 2013 and recorded in Instrument No. 20130313-0025037, said Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 7900, page 818, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Subject to a portion of the subdivision lying within the 100 year flood plain as reflected on the subdivision plat of record in Plat Book 7900, Page 818, Register's Office for Davidson County, TN; this policy does not insure against loss or damage resulting from flooding or erosion.

Subject to the rights of others in and to the Cemetery identified on the subdivision plat of record in Plat Book 7900, Page 818, Register's Office for Davidson County, TN; and the rights of ingress and egress thereto.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1830 Apple Valley Circle, Nashville, TN 37207.

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 in 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 my/our hand(s) this 21st day of April, 2017.

James Joseph Bracey

James Joseph Bracey

Nicole Alisha Bracey

Nicole Alisha Bracey

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, James Joseph Bracey and Nicole Alisha Bracey, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON