Bill Garrett Davidson County
Batch# 119601 DEEDWARR
07/24/2018 10:29:11 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20180724-0072001

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Bragg and Renee L. Bragg, husband and wife	NEW OWNER (NAME)	
436 N. Greenhill Rd. (ADDRESS)	(ADDRESS)	033-15-0-047.00
Mount Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Myers Edward Brown, II, a married man and Myers E. Brown, II, Guardian of the Estate of Morgan Elizabeth Brown, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert B. Bragg and Renee L. Bragg, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 197 ON THE PLAN OF PRIMROSE ACRES, SECTION 2, OF RECORD IN BOOK 2900, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING A PORTION OF THE PROPERTY CONVEYED TO DAISYE S. RAMSAY BY COUNTY COURT CLERK'S DEED FROM R. E. WORRALL, CLERK OF THE COUNTY COURT AT NASHVILLE FOR DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 4943, PAGE 579, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DAISYE S. RAMSAY DIED ON DECEMBER 21, 2011 AND BY WILL ADMITTED TO PROBATE BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, CASE NO. 12P-161, DEVISED THE WITHIN PROPERTY TO MYERS EDWARD BROWN AND MORGAN ELIZABETH BROWN. BY SUBSEQUENT ORDER OF SAID COURT ENTERED JULY 20, 2018 IN THE CASE CAPTIONED "IN RE: MORGAN ELIZABETH BROWN, A MINOR", CASE 18P-1242, WHICH IS PLACED OF RECORD SIMULTANEOUSLY HEREWITH AS INSTRUMENT NO. 20180724-0072000, MYERS E. BROWN, II WAS APPOINTED GUARDIAN OF THE ESTATE OF MORGAN ELIZABETH BROWN AND ORDERED TO EXECUTE THE WITHIN DEED OF CONVEYANCE AS THE ACT OF THE COURT. MYERS EDWARD BROWN, MYERS EDWARD BROWN, II AND MYERS E. BROWN, II ARE ONE AND THE SAME PERSON. AN ATTEMPT TO PASS A LIMITED INTEREST FROM THE ESTATE OF DAISYE S. RAMSAY TO MORGAN ELIZABETH BROWN, BY EXECUTORS' QUITCLAIM DEED FROM SARA LYNN HUNTER AND REBECCA RAMSAY, CO-EXECUTORS OF THE ESTATE OF DAISYE S. RAMSAY, OF RECORD IN INSTRUMENT NO. 20120426-0035861 WAS SUPERSEDED BY SAID COURT ORDERS.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 825 E. Campbell Road, Madison, TN 37115
(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 we do covenant with the said GRANTEES

WARRANTY DEED
(Continued)

that we are 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 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 20th day of July, 2018.

Myers Edward Brown, II

Estate of Morgan Elizabeth Brown

Myers E. Brown II, Guardian

By: Myers E. Brown, II, Guardian

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 20th day of July, 2018.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myers E. Brown, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Guardian of the Estate of Morgan Elizabeth Brown, minor, and in his capacity as such Guardian, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 20th day of July, 2018.

Notary Public

My Commission Expires:

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072