Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(3)

Karen Johnson Davidson County
Batch# 224790 DEEDWARR
05/02/2019 10:42:43 AM 3 pgs
Fees: $18.00 Taxes: $1,741.81

20190502-0040825

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $470,759.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2019.

Notary Public

My commission expires: 3-9-2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Turning Point Recovery Residence	**New Owner**	**Map/Parcel 133-01-0-335.00, Map/Parcel: 119-01-0-360.00**
342 Valeria Street		
Nashville, TN 37210		

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,

Nancy Herndon and Diane Canady, the heirs at law of James M. (Mark) Brakebill,

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

Turning Point Recovery Residence, Inc., a Tennessee corporation

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:

220 Raymond Street, Nashville, TN 37211:

Land in DAVIDSON County, Tennessee, being Lot No. 220 on the Plan of Sunrise Heights Addition, of record in Plat Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Brakebill, by Warranty Deed, from PMI Mortgage Insurance Co., an Arizona Corporation, dated January 29, 2001, of record in Instrument No. 20010307-0021476, Register's Office for Davidson County, Tennessee. Mark Brakebill died without a Will on March 21, 2018, and as per Affidavits of Heirship of record in Instrument No. 20190502-0040823, and 20190502-0040824 Register's Office for Davidson County, Tennessee, was survived by Nancy Herndon and Diane Canady, his heirs at law. The Estate of Mark Brakebill was opened for probate in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 18P-664.

342 Valeria Street, Nashville, TN 37210:

Land in DAVIDSON County, Tennessee, being Lot No. 28 in W.G. Thuss Addition to Nolensville Pike as recorded in Book 332, Page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James M. Brakebill, unmarried, by Waranty Deed, from Anne Marie Hitchcock Graham, unmarried, dated December 29, 2000 of record in Instrument No. 20010104-0001378, Register's Office for Davidson County, Tennessee. James M. Brakebill, one and the same as, Mark Brakebill, died without a Will on March 21, 2018, and as per Affidavits of Heirship of record in Instrument No. 20190502-0040823, and 20190502-0040824, Register's Office for Davidson County, Tennessee, was survived by Nancy Herndon and Diane Canady, his heirs at law. The Estate of Mark Brakebill was opened for probate in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 18P-664.

302 Lutie Street, Nashville, TN 37210:

Land in DAVIDSON County, Tennessee, being Lot No. 34, Block 27 on the Plan of Resubdivision of part of Cumberland Nurseries as of record in Book 161, page 139, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Brakebill, by Warranty Deed, from Mary Ruth Brewer and Deborah Thomas, dated November 26, 1997, of record in Book 10707, Page 994, Register's Office for Davidson County, Tennessee. Mark Brakebill having since died. Mark Brakebill died without a Will on March 21, 2018, and as per Affidavits of Heirship of record in Instrument No. 20190502-0040823 and 20190502-0040824, Register's Office for Davidson County, Tennessee, was survived by Nancy Herndon and Diane Canady, his heirs at law. The Estate of Mark Brakebill was opened for probate in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 18P-664.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

220 Raymond Street, Nashville, TN 37211:
Matters shown on the Plan of record in Plat Book 421, Page 2, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

342 Valeria Street, Nashville, TN 37210:
Matters shown on the Plan of record in Plat Book 332, Page 149, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

302 Lutie Street, Nashville, TN 37210:
Matters shown on the Plan of record in Plat Book 161, Page 139, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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.

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 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 29th day of April, 2019.

Nancy Herndon

Diane Canady

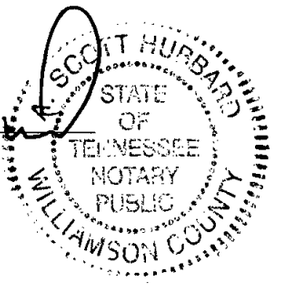
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Nancy Herndon, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2019.

Notary Public

My Commission Expires: 11-23-20



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Diane Canady, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2019.

Notary Public

My Commission Expires: 11-23-20



File #: **190142SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027