Box 52

BOOK 11540 PAGE 415

WARRANTY DEED

ECOLD99-2778

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: 3/10/2003
(AFFIX SEAL)

1310 Memorial Blvd., Springfield TN 37172
122 Heritage Park Dr. Ste. 200 Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1865-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bettye Morris (NAME)	New Owner (NAME)	MAP-172
1528 Sam Houston Drive (ADDRESS)	(ADDRESS)	GROUP-090-A
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL-3

FOR AND 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 ACKNOWLEDGED, WE, Rick Brafford and wife, Kim Brafford
Rick Brafford and Rick D. Brafford, Sr. are one and the same persons
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bettye Morris, UNMARRIED

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:

BEING Lot No. 3 Third Revision of Section One Banbury Crossing, as shown by plat of record in Plat Book 9700, page 536 & 537,*of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rick Brafford and wife, Kim Brafford by deed from Jones Land Company, LLC of record in Deed Book 10683, page 666, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 4148, page 75, Deed Book 4148, Page 247, Deed Book 4148, Page 261, Deed Book 4148 Page 292, Deed book 4148, Page 196, Deed Book 10369, Page 48, Deed Book 4148, page 240 Deed Book 4148, Page 254 and Deed Book 10962, Page 516 Register's Office for said County.

This conveyance is also subject to P.U.D. Boundary Plat in Plat BOok 9700, page 549, Easement in Book 2930, page 71, Sewer Easement in Book 10219, page page 153, Storm Water Detention Agreement in Book 10633, page 330 and Deed of Conveyance in Book 11497, page 542, Register's Office for said County.

0570 06/23 0101 03CHECK 210.80

*and Boundary Plat of record in Book 9700, page 549,

This is improved (X) unimproved ( ) property, known as Lot#3 Banbury Estates, Nashville, Tennessee
(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 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 our hand s this 19th day of June 19 99

X Rick D Brafford Sr
Rick Brafford being one and the same person as Rick D. Brafford, Sr.

X Kim Brafford
Kim Brafford

P.6/12

JUN 18 '99 02:59PM CUMBERLAND TITLE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF Bedford
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick Brafford* and wife, Kim Brafford
*being one and the same person as Rick D. Branford, Sr.

the bargainor ~~s~~ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained. ~~Witness my hand and seal at office in~~

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

~~Personally appeared before me~~ ~~and~~ ~~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, and who further acknowledged that he is the~~ ~~of the~~ ~~named bargainor, and is authorized by the~~ ~~to execute this instrument on behalf of the~~ ~~as such~~ ~~and~~ ~~being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the~~ ~~by himself as~~

Witness my hand and official seal at office at Lynchburg, VA on this the 19th day of June 1999.

My commission expires 11/30/03

Notary Public

99 JUN 23 PM 3:06

CONSIDERATION REFERENCE 0003196

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultec Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

P.7/12

JUN 18 '99 02:59PM CUMBERLAND TITLE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11540 PAGE 417

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0603198

INCLUDE A REFERENCE

99 JUN 23 PM 3:06

STATE OF TENN.

CAMT 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 210.80
CHECK 210.80

06/23/99 01 15:12 0001 3376

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481904