WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF ~~MAY, 2003~~

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
TRACEY THUMPHOUR

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/20/03 16:09 2pgs
Fees:13.00 Taxes:295.63
20030520-0068905

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen R. Cleary	National Bank of Commerce	Map 148-14, 249.00
(NAME) 4829 Gillespie Road	(NAME) 115 29th Avenue South	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville Tennessee 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Robert H. Braswell and wife, Barbara L. Braswell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen R. Cleary, an Unmarried Woman and Meghann K. Cleary, an Unmarried Woman , 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. 95 on the Plan of HAYWOOD FOREST, Section THREE, as of record in Plat Book 5200, Page 2445, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert H. Braswell by deed from Arnold M. Weiss, Substitute Trustee of record in Instrument # 200210210129083, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 4829 Gillespie Road, Antioch, TN 37013

(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 my/our hand(s) this 15th day of May, 2003.

Barbara L Braswell
by Robert H Braswell, Atty-In-Fact

Robert H. Braswell
Robert H. Braswell

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 Robert H. Braswell and wife, **Barbara L. Braswell** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/15/2003

My Commission Expires: 1-23-06 Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 15 day of May, 2003, before me personally appeared Robert H. Braswell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Barbara L. Braswell**, and who acknowledged that he executed the same as the free act and deed of the said **Barbara L. Braswell** by virtue of that Power of Attorney, duly executed by the said **Barbara L. Braswell** and appearing of record in Book **8045**, page **427**, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at MT Juliet Tennessee, this 15 day of May, 2003.

My Commission Expires: 1-23-06

Notary Public

File Number2305224
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122