WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC BOX 10-A
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00**

Michelle L. Maurer
Affiant

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN Exp. 5/28/06

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2ND DAY OF SEPTEMBER, 2005.**

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2005.~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENJAMIN CONTE BREDESEN	SAME	**83-9-121**
(NAME)	(NAME)	
1110 FORREST AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(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, **LEONARD BRABSON, JR and DANIELLE BRABSON, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN CONTE BREDESEN**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 28 on the Map of Bransford and McWhirter's Subdivision of Allison Place of record in Plat Book 161, Page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50.0 feet on the Southerly side of Forrest Avenue and extends back between parallel lines 160.0 feet to an alley in the rear measuring 50.0 feet thereon.

Being the same property conveyed to Leonard Brabson, Jr. and wife, Danielle Brabson by deed from Reynolds Properties, and Renovations, LLC, of record in Instrument No. 20021126-0146533, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1110 FORREST AVENUE, NASHVILLE, TN 37206**

(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 hands** this **2nd day of September, 2005.**

LEONARD BRABSON, JR

DANIELLE BRABSON

Davidson County DEEDWARR
Recvd: 09/02/05 16:04 2 pgs
Fees:13.00 Taxes:980.50

20050902-0106124

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **LEONARD BRABSON, JR and DANIELLE BRABSON, husband and wife** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **2nd day of September, 2005**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008