This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060730

Davidson County DEEDWARR
Recvd: 09/21/06 10:32 2 pgs
Fees:13.00 Taxes:481.00
20060921-0117064

**Send Tax Bills To:**
Lavinia & Gustavo Artavia
Same
**New Owner is:**
Lavinia & Gustavo Artavia
400 Brannon Hill Court
Old Hickory, TN 37138

MAP: 064-09-0
PARCEL: 170.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert Braswell** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lavinia Artavia and Gustavo Artavia**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Being Lot # 10, on the Plan of Southfork, Section One, as of record in Plat Book 6250, Page 384 and 385, 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, unmarried, by Warranty Deed from Scott Devine and Chasta Dailey, both unmarried of record in Instrument # 20030701-0090494, Register's Office for Davidson County, Tennessee, date June 30, 2003 and recorded July 1, 2003.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

RB
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of September, 2005.

GRANTOR:

Robert Braswell

**Robert Braswell**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF Williams )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robert Braswell** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of September, 2006.

Cheryl M. Traverse
Notary Public

My Commission Expires: 1-20-08

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

**SWORN TO** and subscribed before me this 15th day of September, 2006

Cheryl M. Traverse
NOTARY PUBLIC

My commission expires: 1-20-08

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE