BILL GARRETT, Davidson County
Trans: T20090065317 DEEDWARR
Recvd: 09/24/09 14:09 2 pgs
Fees: 13.00 Taxes: 581.83
20090924-0088981

Prepared by:
Reli, Inc.
5409 Maryland Way, Ste 105
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $157,250.00

Affiant

Subscribed and sworn to before me, this 18th day of September, 2009.

Notary Public
My commission expires: 9/8/13

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven N. Major 3508 Elkins Avenue Nashville, TN 37209	New Owner	09213016200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brandon Branco, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steven N. Major, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being the westerly 5 feet of Lot No. 4 and all of Lot No. 5, Block 17, on the Plan of Charlotte Parks, of record in Book 57, Pages 160-161, Register's Office of said County.

SAID part of Lot No. 4 and all of Lot No. 5 front 55 feet on the northerly margin of Elkins Avenue (formerly 2nd Avenue) and runs back between parallel lines 150 feet to a dead line in the rear measuring 55 feet thereon, which is an alley.

BEING the same property conveyed to Brandon Branco by deed from W. Aaron Fortner and Jason R. Minor dated 9/21/04 of record in Instrument No. 20040280116884, Register's Office of Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3508 Elkins Avenue, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of September, 2009.

Brandon Branco

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary in and for said county and state, the within named Brandon Branco, 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.

Witness my hand in Brentwood, TN, this 18th day of September, 2009.

My Commission Expires: 9/8/13

Notary Public

