Rec & Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20100033742 DEEDWARR
Recvd: 06/03/10 13:28 2 pgs
Fees:13.00 Taxes:591.63
20100603-0043045

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of May, 2010, by and between Robert H Braswell, married, party of the first part, and Stephanie L Carr, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:
Lot Number 4, on the Plan of Phillips Subdivision, of record in Book 2083, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Robert H Braswell by Corporate Special Warranty Deed dated March 29, 2010 and recorded May 5, 2010 at Instrument NO. 20100505-0033766 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Wells Fargo, N.A., by virtue of that certain Trustee's Deed dated October 23, 2009, at Instrument No. 20091106-0102757 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Karen Thomas by Quit Claim Deed at Instrument No. 20061024-0131770, dated October 17, 2006,in the said Register's Office.
*Seller warrants that this property has been used for investment purposes only and has not been used as his primary residence.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Robert H. Braswell

Robert H Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Robert H Braswell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Stephanie L Carr

909 McMahan Avenue
Nashville, TN 37216

Tax Parcel No 06111000300

Property Address: 909 McMahan Avenue
Nashville, TN 37216

MAIL TAX
BILLS TO: Regions Bank
2050 Parkway Office Circle
Birmingham, AL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $159,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of May, 2010.

Notary Public

My Commission Expires: 4-23-14

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY