BILL GARRETT, Davidson County
Trans:T20110026403 DEEDWARR
Recvd: 05/04/11 11:20 2 pgs
Fees:13.00 Taxes:488.40
20110504-0034174

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

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of April, 2011, by and between Robert H Braswell, married, party of the first part, and Courtney L Herald, 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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:
BEING LOT NO. 185 ON THE PLAN OF SUNSET VIEW, SECTION ONE, REVISED, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 2663, PAGE 27 AND 28, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being all or part of the same property conveyed to Robert Braswell by virtue of Cash Deed dated 07/07/10 at Instrument No 20100714-0055225 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Secretary of Housing and Urban Development by virtue of Warranty Deed at Instrument No. 20100120-0004929, dated December 30, 2009 from Tennessee Housing Development Agency by virtue of Trustee's Deed at Instrument No. 20091221-0116049 dated December 18, 2009, in the Register's Office of Davidson County, Tennessee.
Seller warrants that this property has been used for investments purposes only.

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 2011 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 and , 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 25th day of April, 2011.

Notary Public

My Commission Expires: 7-7-2014

ARLENA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

Property Owner & Address: Courtney L Herald

Tax Parcel No 073 11 0 058.00

Property Address: 2300 Dundee Ln
Nashville, TN 37214

MAIL TAX BILLS TO: Brand Mortgage Group Inc
6224 Sugarloaf Pkwy Ste 200
Duluth GA 30097

Firm File #: 20110333

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 $132,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

April Turner
AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of April, 2011.

Artrinna D. Minnis
Notary Public

My Commission Expires: 7-7-2014

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067