WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/12 11:48 2 pgs
Fees:13.00 Taxes:251.23
20120301-0018032

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$67,900.00.**

Affiant

Subscribed and sworn to before me this 27 day of February, 2012.

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jillian W. McCreadie	Regions Bank d/b/a Regions Mortgage	108-08-0-156.00
3138 East Lake Drive	6000 Poplar Avenue, Suite 300	
Nashville, TN 37214	Memphis, TN 38119	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert H. Braswell, a married person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jillian W. McCreadie, an unmarried woman,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot 23, Zone Lot Division, Lots 22 thru 28 and 68 thru 73, East Lake Subdivision, of record in Book 5800, page 151, amending Book 5200, page 342, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point on the easterly margin of East Lake Drive, also being the southwest corner of this parcel; thence with said margin North 06 degrees 53 minutes 05 seconds west 35.00 feet to a point, also being the common corner of parcel 197; thence East with a radial line from East Lake Drive 166.02 feet to a point; thence South 01 degree 44 minutes 46 seconds West 35.40 feet to a point, said line also being the rear line; thence west with a radial line from East Lake Drive 160.75 feet to the point of beginning.

Being the same property conveyed to Robert H. Braswell, a married person, by deed from US Bank National Association, as Trustee for Credit Suisse First Boston HEAT 2005-2, on February 14, 2011, of record in Instrument Number 20110224-0015210, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5800, page 151, amending Book 5200, page 342, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5761, page 355, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3138 East Lake Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 27, 2012.

Robert H. Braswell
Robert H. Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert H. Braswell, a married person** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 27, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY