NEW OWNER:

Robert Braswell
1403 Harwood Drive
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

Map 083
Group 04-0
Parcel 009.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0272

BILL GARRETT, Davidson County
Trans:T20120031041 DEEDWARR
Recvd: 04/30/12 08:24 2 pgs
Fees:13.00 Taxes:277.50
20120430-0036347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy Five Thousand and 00/100 Dollars ($75,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BOBBIE L. FELDER** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT BRASWELL** ("Grantee"), it's successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

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

Being Lot No. 10 on the Plan of Porter Heights - Part 4, which is of record in Book 1424, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description.

Being the same property conveyed to Bobbie L. Felder by Warranty Deed from Wanda H. Pipkins, unmarried, dated February 12, 1999, of record in Book 11341, Page 608, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1403 Harwood Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, it's heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor has lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 20th day of April, 2012.

Bobbie L Felder
BOBBIE L. FELDER

STATE OF TENNESSEE
COUNTY OF Haywood

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BOBBIE L. FELDER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of April, 2012.

Dorothy N Stanley
NOTARY PUBLIC

DOROTHY N. STANLEY STATE OF TENNESSEE NOTARY PUBLIC HAYWOOD COUNTY, TENN.

My commission expires: 5/21/2014

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Sworn to and subscribed to before me this 24th day of April, 2012.

Renee Thorne
NOTARY PUBLIC

My commission expires: 3/28/16

RENEE THORNE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY