WARRANTY DEED

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
~~$85,000.00~~ 95,000.00

Affiant

Subscribed and sworn to before me this 17th day of May, 2012

Notary Public
My Commission expires: 7-29-13
(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:
Gina J. Mendello	Primary Residence of Mtg.	162-06-0-170.00
226 Ocala Drive	4750 West Wiley Post Way	
Nashville, TN 37211	Salt Lake City, UT 84116	

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**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gina J. Mendello, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 147 on the plan of Fair Oaks, Section II, of record in Book 4460, pages 52 and 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 147 fronts 86 feet on the northerly margin of Ocala Drive and extends back on the easterly side line 135.03 feet and 131.6 feet on the westerly side line and measures 69.33 feet across the rear lot line.

Being the same property conveyed to Robert H. Braswell, by deed from Aaron Squyres as Successor Trustee and Greg Ivester as Co-Trustee, on June 4, 2008, of record in Instrument Number 20080612-0060767, 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 4460, page 52 and 53, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4556, page 718, Register's Office for Davidson County, Tennessee.
- Public Utility and Drainage Easement as shown on Plat.

This is improved property known as: **226 Ocala Drive, Nashville, TN 37211**

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 May 17, 2012.

Robert H. Braswell By Wanda Wellborn
Robert H. Braswell
as attorney in fact

BILL GARRETT, Davidson County
Trans:T20120040351 DEEDWARR
Recvd: 06/01/12 12:23 2 pgs
Fees:13.00 Taxes:351.50
20120601-0047653

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Wanda Williams, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Robert H. Braswell, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Robert H. Braswell, the bargainor(s), by the said Wanda Williams, as Attorney-in-Fact.

WITNESS my hand and seal, this 17th day of May, 2012.

_____ My Commission Expires: 7/6/15
NOTARY PUBLIC

