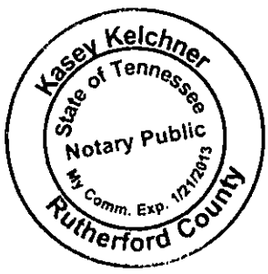
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

LaLaurie Macadon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#17106

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Laurie	New owner	09213018900
(NAME)	(NAME)	
3402 Elkins Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Floe Braden and wife, Katherine Braden, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Laurie and wife, Sandra Dawn Laurie as to a ½ interest (50%) and Jason Benjamin Sanders, as to a ½ interest (50%), as joint tenants with rights of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4, Block 16 on the Plan of Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the northerly side of Elkins Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Floe Braden and wife, Katherine Braden, by deed of record in Book 4376, Page 868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Floe Braden by Curtis Adams as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20110222-0014462, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Katherine Braden by Curtis Adams as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20110222-0014463, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3402 Elkins Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20120049447 DEEDWARR
Recvd: 07/05/12 10:52 2 pgs
Fees:13.00 Taxes:255.30
20120705-0058952

Witness our hands this 29th day of June, 2012.

Floe Braden by Curtis Adams, as his attorney in fact
his Attorney-in-fact

Katherine Braden by Curtis Adams, as her attorney in fact
her Attorney-in-fact,

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of June, 2012, before me personally appeared Cutis Adams, the person who executed the foregoing instrument on behalf of Katherine Braden and who acknowledged that he executed the same as the free act and deed of the said Katherine Braden, through Power of Attorney granted he by the said Katherine Braden.

AND

On this the 29th day of June, 2012, before me personally appeared Curtis Adams, the person who executed the foregoing instrument on behalf of Floe Braden and who acknowledged that he executed the same as the free act and deed of the said Floe Braden, through Power of Attorney granted he by the said Floe Braden.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2012.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County