BILL GARRETT, Davidson County
Trans:T20120071136 DEEDWARR
Recvd: 09/21/12 08:17 2 pgs
Fees:13.00 Taxes:632.70
20120921-0085774

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of September, 2012

Notary Public
Commission Expires: 01/07/2013

Address of New Owner	Send Tax Bills To:	Map & Parcel
Branson McRae 1701 Stratford Avenue Nashville, TN 37216	PRIMELENDING 18111 Preston Road #900 Dallas, TX 75252	072-04-0-135.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Cathy L. Purdom, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Branson McRae, an unmarried person

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:

LAND in Davidson County, Tennessee, being Lot No. 1 and the north 25 feet of Lot No. 2 of Block "D" on the Map of Inglewood Terrace, of record in Book 1130, Page 1, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the easterly margin of Stratford Avenue 25 feet south of the common corner of Lots No. 1 & 2; thence with the easterly margin of said Avenue northerly 80 feet to a stake at the beginning of a curve; thence around said curve in a northeasterly direction 31.4 feet to a stake in the south margin of Inglewood Circle North; thence along the south margin of the same easterly 180 feet to the common corner of Lots No. 1 & 16; thence with the line between said lots and of Lot No 2, southerly 100 feet to a point 25 feet south of the common corner of Lots No. 1 & 2; thence westerly 200 feet to the point of beginning.

BEING the same property conveyed to Cathy L. Purdom, an unmarried woman, by Warranty Deed from Mary S. Conley, unmarried, dated 4/29/03 and recorded 5/23/03 in Instrument No. 20030523-0070907, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1701 Stratford Avenue, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of September, 2012.

Cathy L. Purdom

Cathy L. Purdom

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cathy L. Purdom** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of September, 2012.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/19/2013

(Notary Seal)