(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$172,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120079528 DEEDWARR
Recvd: 10/19/12 09:11 2 pgs
Fees:13.00 Taxes:636.40
20121019-0095935

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leighann M. Braswell	PrimeLending a PlainsCapital Company	083-08-0
(NAME)	(NAME)	(MAP)
802 Crescent Hill Place	18111 Preston Road, Suite 900	052.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Wendy H. Stevens unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Leighann M. Braswell and John Braswell, wife and husband, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 1, on the Plan of Re subdivision of Lot 57, Rosewood Heights, Section Two, of record in Book 3842, page 79, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Wendy H. Stevens, by deed dated June 4, 2008, from Janice Q. Ray and husband, Emmett Ray, of record in Instrument No. 20080611-0060249, and further conveyed to 802 Crescent Hill LLC, by Quitclaim Deed dated July 15, 2009 from Wendy H. Stevens, of record in Instrument No. 20090716-0066745, and further conveyed to Wendy H. Stevens, by Quitclaim Deed dated January 29, 2010, from 802 Crescent Hill, LLC, of record in Instrument No. 20100203-0008645, all in the Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 802 Crescent Hill Place, Nashville, Tennessee 37206

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.

Witness my/our hand(s) this 25th day of September, 2012.

Wendy H. Stevens

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Wendy H. Stevens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Franklin, Tennessee, on this the 25 day of September, 2012.

Notary Public

My Commission Expires: 1/24/16

KEVIN J. RAGAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN