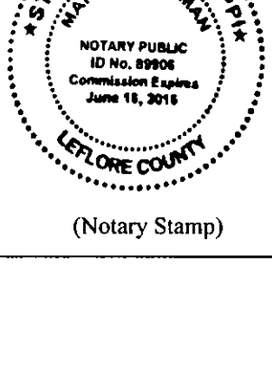
(6)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~WILLIAMSON~~ Leflore

The actual consideration or value, whichever is greater, for this transfer is $114,000.00

Janice J. Bryant
Affiant

Subscribed and sworn to before me, this 31st day of January, 2013.

Mary C. Wiseman
Notary Public

My commission expires: 6/16/16

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130010128 DEEDWARR
Recvd: 02/06/13 09:13 3 pgs
Fees:18.00 Taxes:421.80



20130206-0012191

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Braswell	**New Owner**	**Map\Parcel: 083-07-0-199.00**
702 Groves Park Road		
Nashville, TN 37206		

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 ACKNOWLEDGE, WE,

Janice J. Bryant both Individually and as Administratrix of the Estate of Juanita Jackson Baker and Linda J. Smith, Jimmy E. Jackson, Donald G. Jackson, Larry Jackson and Leslie R. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Braswell

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. 44 on the plan of Rolling Acres No. Two, Section One, as of record in Book 1424, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Lildred D. Baker and wife, Juanita J. Baker by Warranty Deed from Rolling Acres, Inc., of record in Book 1641, Page 127, dated September 28, 1948, Register's Office for Davidson County, Tennessee. Lildred D. Baker having since died, predeceasing Juanita J. Baker. Juanita J. Baker having since died intestate, leaving as heirs at law Janice J. Bryant, Linda J. Smith, Jimmy E. Jackson, Donald G. Jackson, Larry Jackson and Leslie R. Jackson. See Probate Case No. 12P1764 in the Seventh Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1424, Page 45, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1541, Page 101 and Book 1627, Page 281, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 702 Groves Park Road, Nashville, TN 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 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 31st day of January, 2013.

Estate of Juanita Jackson Baker

Janice J Bryant Individually as Administratrix
By: Janice J. Bryant, Individually and as Administratrix

Linda J. Smith By Janice J. Bryant Attorney-in-Fact
Linda J. Smith
By: Janice J. Bryant, Attorney-in-Fact

Jimmy E. Jackson By Janice J. Bryant attorney-in-fact
Jimmy E. Jackson
By: Janice J. Bryant, Attorney-in-Fact

Donald G Jackson By Janice J Bryant attorney-in-fact
Donald G. Jackson
By: Janice J. Bryant, Attorney-in-Fact

Larry Jackson By Janice J Bryant Attorney-in-fact
Larry Jackson
By: Janice J. Bryant, Attorney-in-Fact

Leslie R. Jackson By Janice J Bryant Attorney-in-fact
Leslie R. Jackson
By: Janice J. Bryant, Attorney-in-Fact

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~WILLIAMSON~~ Leflore

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janice J. Bryant Administratrix of the Estate of Juanita Jackson Baker probate case No. 12P1764 in the Seventh Circuit Courtfor Davidson County, Tennessee, Probate Division, with whom I am personally acquainted (or who proved to me ~~his~~her identity on the basis of satisfactory evidence), and who acknowledged that ~~he~~/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 31st day of January, 2013.

Mary C. Wiseman
Notary Public

My Commission Expires: 6/16/16

STATE OF MISSISSIPPI ★ MARY C. WISEMAN ★ NOTARY PUBLIC ID No. 89906 Commission Expires June 16, 2016 LEFLORE COUNTY

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~WILLIAMSON~~ Leflore

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Janice J. Bryant with whom I am personally acquainted (or who proved to me ~~his~~/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2013.

Mary C. Wiseman
Notary Public

My Commission Expires: 6/16/16

STATE OF MISSISSIPPI ★ MARY C. WISEMAN ★ NOTARY PUBLIC ID No. 89906 Commission Expires June 16, 2016 LEFLORE COUNTY

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~WILLIAMSON~~ Leflore

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Janice J. Bryant** with whom I am personally acquainted (or who proved to me ~~his~~/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Linda J. Smith for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Linda J. Smith and is authorized by Linda J. Smith to execute this instrument on ~~his~~/her behalf.

Witness my hand, at office, this 31st day of January, 2013.

Mary C. Wiseman
Notary Public

My Commission Expires: 6/16/16

STATE OF MISSISSIPPI ★ MARY C. WISEMAN ★ NOTARY PUBLIC ID No. 89906 Commission Expires June 16, 2016 LEFLORE COUNTY

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~WILLIAMSON~~ Leflore

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Janice J. Bryant** with whom I am personally acquainted (or who proved to me ~~his~~/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he~~/she executed the within instrument on behalf of Jimmy E. Jackson for the purposes therein contained, and who further proved to me that ~~he~~/she is the **Attorney in Fact** for Jimmy E. Jackson and is authorized by Jimmy E. Jackson to execute this instrument on ~~his~~/her behalf.

Witness my hand, at office, this 31st day of January, 2013.

Mary C. Wiseman
Notary Public

My Commission Expires: 6/16/16

STATE OF MISSISSIPPI
MARY C. WISEMAN
NOTARY PUBLIC
ID No. 89906
Commission Expires
June 16, 2016
LEFLORE COUNTY

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~WILLIAMSON~~ Leflore

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Janice J. Bryant** with whom I am personally acquainted (or who proved to me ~~his~~/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he~~/she executed the within instrument on behalf of Donald G. Jackson for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Donald G. Jackson and is authorized by Donald G. Jackson to execute this instrument on ~~his~~/her behalf.

Witness my hand, at office, this 31st day of January, 2013.

Mary C. Wiseman
Notary Public

My Commission Expires: 6/16/16

STATE OF MISSISSIPPI
MARY C. WISEMAN
NOTARY PUBLIC
ID No. 89906
Commission Expires
June 16, 2016
LEFLORE COUNTY

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~WILLIAMSON~~ Leflore

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Janice J. Bryant** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he~~/she executed the within instrument on behalf of Larry Jackson for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Larry Jackson and is authorized by Larry Jackson to execute this instrument on ~~his~~/her behalf.

Witness my hand, at office, this 31st day of January, 2013.

Mary C. Wiseman
Notary Public

My Commission Expires: 6/16/16

STATE OF MISSISSIPPI
MARY C. WISEMAN
NOTARY PUBLIC
ID No. 89906
Commission Expires
June 16, 2016
LEFLORE COUNTY

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~WILLIAMSON~~ Leflore

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Janice J. Bryant** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he~~/she executed the within instrument on behalf of Leslie R. Jackson for the purposes therein contained, and who further proved to me that ~~he~~/she is the **Attorney in Fact** for Leslie R. Jackson and is authorized by Leslie R. Jackson to execute this instrument on ~~his~~/her behalf.

Witness my hand, at office, this 31st day of January, 2013.

Mary C. Wiseman
Notary Public

My Commission Expires: 6/16/16

STATE OF MISSISSIPPI
MARY C. WISEMAN
NOTARY PUBLIC
ID No. 89906
Commission Expires
June 16, 2016
LEFLORE COUNTY

File #: **121197DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

GBB