Record &

RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $134,000.00.

Affiant

Subscribed and sworn to before me this 5th day of April, 2013

Notary Public Karen McCalla
My Commission expires: April 12, 2015
(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:
Jordan Reynolds	New Owner	061-15-0-346.00
3805 Katherine Street		
Nashville, TN 37216		

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 **Jordan Reynolds, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the south part of Lot No. 291 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said Lot No. 291 fronts 55 feet on the West side of Katherine Street and runs back between parallel lines 125 feet to the east line of Lot No. 290.

Being the same property conveyed to Robert H. Braswell, married, by deed from Bonnie Ryan Sloan and William Jason Sloan, on October 30, 2012, of record in Instrument Number 20121031-0100110, 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 332, page 101, Register's Office Davidson County, Tennessee.
- Easement for Sewer and Storm Drainage in Book 4766, page 444, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3805 Katherine Street, Nashville, TN 37216**

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 April 2, 2013.

Robert H. Braswell
Robert H. Braswell

BILL GARRETT, Davidson County
Trans:T20130028299 DEEDWARR
Recvd: 04/08/13 11:21 2 pgs
Fees:13.00 Taxes:495.80
20130408-0034398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert H. Braswell,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 2, 2013

My commission expires 7/6/15

Notary Public

