This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

Davidson County	DEEDWARR
Recvd: 05/14/13 11:44	3 pgs
Fees:18.00 Taxes:488.40	
20130514-0048484	

File No.: **13-1023**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/08/2013**, by and between **Paula Leanne Beecher Phillips, an unmarried individual**, parties of the first part, and **Kristin C Bragg, a married man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Old Hickory**, County of **Davidson**, State of **Tennessee**, to wit:

Land situated in Davidson County, State of Tennessee, and being more particularly described as follows:

Being Lot No. 59 as shown on the plan of Phase 4B, Waterford Subdivision of record in Plat Book 7900, Page 770, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paula Leanne Beecher by deed dated March 13, 2009 from Earnest Delane Beecher of record as Instrument No. 20090313-0022922, said Register's Office.

The said Paula Leanne Beecher is one and the same as Paula Leanne Beecher.

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

Parcel ID # **53-6B-145C**
Improved property located at: **1876 Merritt Street, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Paula Leanne Beecher Phillips

Paula Leanne Beecher Phillips

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Paula Leanne Beecher Phillips** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 8th day of May, 2013..

Notary Public

My Commission Expires: 7/6/15

****

Owner's Name: **Kristen C Bragg**

and Address: **1876 Merritt Street, Old Hickory, TN 37138**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle, RCN-6 Mail Code: ALBH40602B
Birmingham, AL 35244

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$132,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 8th day of May, 2013..

Notary Public

My Commission Expires: 7/6/15

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15