WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130053093 DEEDWARR
Recvd: 06/24/13 09:51 2 pgs
Fees:13.00 Taxes:381.10
20130624-0064301

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $~~103,000.00~~.

Affiant

Subscribed and sworn to before me this 14th day of May, 2013.

Notary Public
My Commission expires: 10-2015
(Affix Seal)

JUDY MANGRUM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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:
A. Joseph Branton	SAME	083-13-0-202.00
254 Iris Drive		
Hendersonville, TN 37075		

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, **Cinthya Candelaria Ortiz as Trustee of June-Bug Holding Trust No. 1305**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **A. Joseph Branton**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 7th, formerly the 18th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 195 on the plan of East Edgefield Addition, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 195 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to June P. White, by deed from Mabel Burkhalter, on July 23, 1965, of record in Book 3918, page 939, Register's Office for Davidson County, Tennessee. And further conveyed to Cinthya Candelaria Ortiz as Trustee of June-Bug Holding Trust No. 1305 by Quitclaim Deed from June P. White on July 10, 2012 of record in Instrument Number 20120723-0064597, as corrected by Affidavit of Scrivener's Error of record in Instrument Number 20121128-0109380, Register's Office for Davidson County, Tennessee.

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 21, page 147, Register's Office Davidson County, Tennessee.

This is improved property known as: 1305 Shelby Avenue, Nashville, TN 37206

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 May 14, 2013.

June-Bug Holding Trust No. 1305

as Trustee

By Cinthya C. Ortiz, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this May 14, 2013

My commission expires 7/6/15

Notary Public

