WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130053794 DEEDWARR
Recvd: 06/25/13 12:45 2 pgs
Fees:13.00 Taxes:632.70

20130625-0065260

ANDREW P. CHARLTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires NOV. 4, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $171,000.00.

Affiant

Subscribed and sworn to before me this 24 day of June, 2013

Notary Public
My Commission expires: 11/4/2013
(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:
Michael St. Croix	Wells Fargo Bank	083-07-0-199.00
702 Groves Park Road	2051 Killebrew Dr.	
Nashville, TN 37206	Bloomington, MN 55425	

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 Braswell, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael St. Croix,an unmarried man,** hisheirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

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

Being the same property conveyed to Robert Braswell, by deed from 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, on January 31, 2013, of record in Instrument Number 201302060012191, 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 1424, page 45, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1541, page 101; and Book 1627, page 281, Register's Office for Davidson County, Tennessee.

This is improved property known as: **702 Groves Park Road, 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 June 21, 2013.

Robert Braswell
Robert Braswell

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 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 June 21, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY