Warranty Deed

THIS INSTRUMENT PREPARED BY:
FILE # 364025
TranStar National Title
2201 W. Plano Pkwy, Suite 152
Plano, TX 75075

Davidson County	DEEDWARR
Recvd: 08/28/13 12:00	4 pgs
Fees:22.00 Taxes:0.00	
20130828-0090790	

SEND TAX BILLS TO:

Joyce M. Brackett

3403 Elkins Ave

Nashville, Tennessee 37209

MAP PARCEL NUMBERS

09213034800

THIS INDENTURE, made and entered into this 12 day of JUNE, 20 13, by and between Joyce M. Brackett, who acquired title as Joyce Brackett, unmarried, of the first part, and **Joyce M. Brackett, married**

party of the second part, 3403 Elkins Ave Nashville TN 37209

WITNESSETH: That 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 has 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 _____ County of **Davidson**, State of Tennessee:

All that certain parcel of land situate in the City of Nashville, County of Davidson and State of Tennessee bounded and described as follows:

BEING Lot No. 116 on the Map of Hortense Place, as of record in Book 161, Page 167, Register's Officers for Davidson County, Tennessee.

Said Lot No. 116 fronts 50 feet on the Southerly side of Elkins Avenue, formerly 2nd Avenue, and runs back southerly between parallel lines 150 feet, more or less, to an alley.

Joyce M. Brackett formerly known as Joyce Brackett, unmarried, having since married change her name to convey title with marital status.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

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 said party of the first part the day and year first above written.

Joyce M Brackett

Joyce M. Brackett

* *

STATE OF TENNESSEE, COUNTY OF Davidson

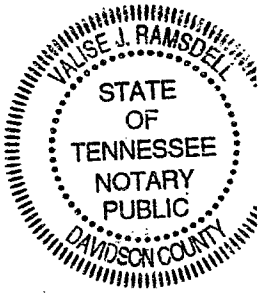
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joyce M. Brackett to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 12 day of June, 2013.

My commission expires 9/18/13

Valise J Ramsdell

Notary Public



I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, ~~$ 131,600.00;~~ $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joyce M Brackett

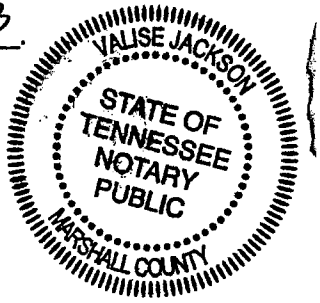
Affiant

Subscribed and sworn to before me this 12 day of June, 2013.

Valise Ramsdell

Valise Jackson

Exp: 9/18/2013



I, Heather Gallant, 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.

Heather Gallant

State of Texas

County of Collin

Heather Gallant

Personally appeared before me, ~~Heather Gallant~~ Laura Salomone, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laura Salomone

Notary's Signature

MY COMMISSION EXPIRES: 01/27/2015

Notary's Seal (If on paper)

LAURA SALOMONE
Notary Public, State of Texas
My Commission Expires
January 27, 2015

EXHIBIT A – Legal Description

All that certain parcel of land situate in the City of Nashville, County of Davidson and State of Tennessee bounded and described as follows:

BEING Lot No. 116 on the Map of Hortense Place, as of record in Book 161, Page 167, Register's Officers for Davidson County, Tennessee.

Said Lot No. 116 fronts 50 feet on the Southerly side of Elkins Avenue, formerly 2nd Avenue, and runs back southerly between parallel lines 150 feet, more or less, to an alley.

Being the same property as transferred by deed dated 06/27/2003, recorded 07/02/2003, from N.E. Colowick, Trustees, to Joyce Brackett, unmarried, recorded in Document #20030702-0091359.

Tax ID: 09213034800