Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31358
(Davidson County File Box 9-B)

39-B
File #13-1303

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn R. Brakefield and James R. Brakefield, as husband of Carolyn R. Brakefield and as life tenant**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hugh Tanner, and Ellen Tanner, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Parcel 18 Folgers Subdivision, as of record in Plat Book 6050, page 281, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James R. Brakefield and wife, Carolyn R. Brakefield by deed from Robert H. Wickham, married, dated November 7, 1989, of record in Book 7979, page 800, Register's Office for Davidson County, Tennessee. Furthermore being the same property conveyed by Quitclaim Deed from James M. Brakefield to Carolyn R. Brakefield, dated October 19, 1993 of record in Book 9125, page 336, RODC, subject to the reservation of a life estate.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3301 Wimbledon Road, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. 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 THE EXECUTION HEREOF this 30th day of August, 2013.

James M. Brakefield
James M. Brakefield

Carolyn R. Brakefield
Carolyn R. Brakefield

BILL GARRETT, Davidson County
Trans:T20130075735 DEEDWARR
Recvd: 09/03/13 11:01 2 pgs
Fees:13.00 Taxes:2886.00
20130903-0092309

State of Tennessee)
County of Davidson)

On this 30th day of August, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James M. Brakefield and Carolyn R. Brakefield, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 780,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of August, 2013.

Notary Public

My Commission Expires: _____

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Hugh Tanner	Pinnacle National Bank	117-9-131
3301 Wimbledon Road	150 3rd Avenue South, Ste. 900	
Nashville, TN 37215	Nashville, TN 37201	