WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130077776 DEEDWARR
Recvd: 09/09/13 10:28 2 pgs
Fees:13.00 Taxes:821.40
20130909-0094782

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $222,000.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 2013.

Notary Public
My Commission expires: 10/10/16
(Affix Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Ryan Golembeski	Franklin American Mortgage Co.	082-13-0-083.00
901 Locklayer Street	501 Corporate Centre Dr. #400	
Nashville, TN 37208	Franklin, TN 37067	

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 H. Braswell**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ryan Golembeski, an unmarried man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Being Lot No. 62 and the Easterly 25 feet of Lot No. 61, both in Block C on the Plan of the Bransford Realty Company's Subdivision of the South part of the north hill tract, recorded in Book 421, Page 76, in the Register's Office for Davidson County, Tennessee.

Said property fronts 50.4 feet on the southerly margin of Locklayer Street and 100 feet on the westerly margin of 9th Avenue North, and extends back 50.9 feet on the southerly line along the northerly margin of an alley and 100 feet , more or less, on the westerly line to a point of intersection.

Less and Except that portion of Land identified as "Right of Way Acquisition 'A'" and "Right of Way Acquisition 'B'" as found in Quit Claim Deed from Mercreshia Greer to the Metropolitan Development & Housing Agency in Quit Claim Deed of record in at Instrument Number 20050124-0008299, in the Register's Office for Davidson County, Tennessee, to which deed reference is hereby made for a more particular description thereof.

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 Plat Book 421, Page 76, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11625, Page 280 and Instrument Number 20050124-0008299, Register's Office for Davidson County, Tennessee.

This is improved property known as: **901 Locklayer Street, Nashville, TN 37208**

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 August 30, 2013.

Robert H. Braswell
Robert H. 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 H. 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 August 30, 2013

My commission expires 2/6/15

Notary Public

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

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DERIVATION:

Being the same property conveyed to Robert H. Braswell by Quitclaim Deed from Brittany L. Maynard of record at Instrument No. 20130516-0049505, Register's Office for Davidson County, Tennessee, dated May 15, 2013 and recorded on May 16, 2013.