BILL GARRETT, Davidson County
Trans:T20130102021 DEEDWARR
Recvd: 12/04/13 15:19 2 pgs
Fees:13.00 Taxes:978.65
20131204-0123722

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 13-1274

WARRANTY DEED

THIS INDENTURE, made and entered into this 12/02/2013, by and between **A. Joseph Branton, an unmarried individual,** parties of the first part, and **Elizabeth B Williams, single woman,** party of the second part,

WITNESSETH: This 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 had 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 the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

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 Cinthya Candelaria Ortiz, as Trustee of June-Bug Holding Trust No. 1305 by Deed from June P. White of record at Instrument No. 20120723-0064597, Register's Office for Davidson County, Tennessee, dated July 10, 2012 and recorded on July 23, 2012. See also Scrivener's Affidavit of record in Instrument Number 20121128-0109380, dated November 27, 2012, recorded November 28, 2012 and see also Scrivener's Affidavit of record in Instrument Number 20130624-0064300, dated May 14, 2013 and recorded June 24, 2013.

Being the same property conveyed to A. Joseph Branton by deed from Cinthya Candelaria Ortiz as Trustee of June-Bug Holding Trust No. 1305, dated 05/14/2013, of record in Instrument Number 20130624-0064301 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # 083 13 0 202.00
- ☒ Improved 1305 Shelby Ave, Nashville, TN 37206
- ☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends 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 party of the first part of the day and year first above written.

A. Joseph Branton

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **A. Joseph Branton** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 2nd day of December, 2013..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Elizabeth B Williams**

and Address: **1305 Shelby Ave, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Pinnacle Bank
150 3rd Ave. S., Suite 900
Nashville, TN 37201

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$264,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 2nd day of December, 2013..

Notary Public

My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016