Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

Davidson County	DEEDWARR
Recvd: 12/26/13 15:30	3 pgs
Fees:18.00 Taxes:517.63	
20131226-0130093	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of December, 2013.

Notary Public

Commission Expiration:

KENNETH SWEZEA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 10-18-2016

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brendon W. Braun 2425 Springview Dr. Nashville, TN 37214	SAME AS NEW OWNER.	-95-11-0-186

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hanna D. Lee, a single woman, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brendon Braun, a married man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 2425 Springview Dr. Nashville, TN 37214, County of Davidson

Being Lot No. 30 on the plan of Merry Oaks Subdivision, Section 2, of record in Book 2133, Page 8, 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 Hanna D. Lee, a single person, by deed from Jeremy Kelton dated 8/31/2011 filed of record in Instrument No. 20110915-0071496, Page ,Register's Office.

Tax Map and Parcel ID is as follows 95-11-0-186

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2425 Springview Dr., Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 20th day of December, 2013.

Hanna D. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

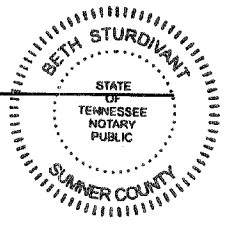
On this 20th day of December, 2013, before me personally appeared Hanna D. Lee, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of December, 2013.

Notary Public

Commission Expiration:

1-26-16



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

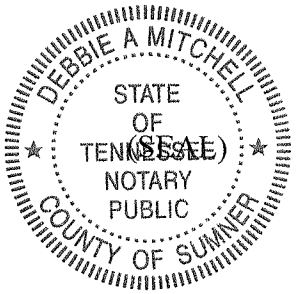
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017