BILL GARRETT, Davidson County
Trans: T20140017710 DEEDWARR
Recvd: 03/17/14 11:31 2 pgs
Fees: 13.00 Taxes: 584.60
20140317-0021844

WARRANTY DEED

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $158,000.00.

Affiant

Subscribed and sworn to before me this 14 day of March, 2014

Notary Public
My Commission Expires:
(Affix Seal)

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:
Jacob A.Glancy	USAA Federal Savings Bank	071-15-0-105.00
111 Douglas Avenue	10750 McDermott Freeway	
Nashville, TN 37207	San Antonio, TX 78288	

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 Braswell**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jacob A. Glancy, unmarried,** 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, Tennessee, being the east part of Lot No. 1 and 2 on the Map of Wildwood, as of record in Book 161, Page 153, Register's Office for said County.

Said part of lots front 100 feet on the west side of Joseph Street and extend back between parallel lines, 75 feet to a dead line.

INCLUDED in the above described property, but EXCLUDED therefrom is the following described property having been conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee for Right of Way, by Warranty Deed in Book 8180, Page 962, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the south boundary of Parcel 105 of Map 71-15 at approximate station 3+77.69 of Project 86-R-5, Douglas Avenue; thence with a curve to the left having a central angle of 89 degrees 17' 24" and radius of 20 feet, 31.17 feet to a point on the right-of-way of Joseph Avenue; thence with said right-of-way S 6 degrees 40' 39" W 19.75 feet to a point on the right-of-way of Douglas Avenue; thence with said right-of-way N 84 degrees 01' 56" W 19.75 feet to the point of beginning, containing 83.39 square feet.

BEING the same property conveyed to Robert Braswell, by Substitute Trustee's deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated 9/11/13 and recorded 9/20/13 in Instrument No. 20130920-0099370, in the Register's Office of Davidson County, Tennessee. The said Shapiro & Kirsch, LLP having been appointed Substitute Trustee by instrument dated 6/11/13 and recorded 6/24/13 in Instrument No. 20130624-0064422, said Register's Office. Being the same property previously conveyed to Ronald E. Petty and wife, Mary Petty, by Warranty Deed from John Price, dated 3/14/05 and recorded 3/31/05 in Instrument No. 20050331-0034996, in the Register's Office of Davidson County, Tennessee.

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 Book 161, page 153, Register's Office Davidson County, Tennessee.
- Riht-of-way recorded in Book 8180, page 962, Register's Office for Davidson County, Tennessee.

This is improved property known as: **111 Douglas Avenue, Nashville, TN 37207**

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 March 13, 2014.

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 March 13, 2014

My commission expires 7/6/15

Notary Public

