BILL GARRETT, Davidson County
Trans:T20140045620 DEEDWARR
Recvd: 06/26/14 14:57 2 pgs
Fees:13.00 Taxes:640.10
20140626-0056163

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Debra Tuggle Braun Living Trust
2252 Canoe Branch Road
Lebanon, TN 37087

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 108-12-0-B
PARCEL 233.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Brandon Marshall, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Debra Tuggle Braun Living Trust,** 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Final Plat, Section Two, Harborview, Final Phase, as shown by the plat of record in Plat Book 9700, Page 708, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brandon Marshall, by Warranty Deed from Deleah Jo Wiles, nka Deleah Jo Shane and husband, Aaron Shane and Robert S Wiles, dated November 30, 2010 and filed of record in Instrument No. 20101202-0095825, Register's Office for Davidson, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10125, Page 494, and amended in Book 10344, Page 233, and in Book 10386, Page 334; Charter for HOA of record in Book 10316, Page 886; Right of Way Easement of record in Book 10937, Page 376; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 9700, Page 708, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **205 Harbor Hill Court 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 unencumbered 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 our hands this 20th day of June, 2014.

Brandon Marshall

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brandon Marshall, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2014.

NOTARY PUBLIC

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/2/15

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $173,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 3/2/15

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY