WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires January 9, 2018

Y-BR-14-1204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2014.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean T. Braisted	**Farmington Mortgage, a Division of Capstar Bank**	
(NAME)	(NAME)	**071-15-0-409.00**
1204 Pennock Avenue	**2002 Richard Jones Rd., Ste. 300A**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **NICHOLAS T. FLORA AND CARRIE A. FLORA, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SEAN T. BRAISTED, A SINGLE MAN** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 6 feet of Lot No. 21 and the North 38 feet of Lot No. 22 on the Map of Crutcher's Subdivision of part of the Lucy H. Lindsey Property of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee.

Said part of Lots 21 and 22 front 44 feet on the Westerly side of Pennock Avenue and run between parallel lines 159 feet more or less, to an alley.

Being the same property conveyed to Nicholas T. Flora and wife, Carrie A. Flora by deed from John A. Smotherman, unmarried of record in Instrument No. 20070118-0007527 Register's Office for Davidson County, Tennessee, dated January 17, 2007 and recorded on January 18, 2007. (Value of consideration shown in aforementioned deed $101,000.00.) Being also known as 1204 Pennock Ave. Nashville, TN 37206.

This conveyance is subject to:
- Plan of record in Plat Book 161, Page 129;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1204 Pennock Avenue, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140046515 DEEDWARR
Recvd: 06/30/14 15:20 2 pgs
Fees:13.00 Taxes:758.50
20140630-0057336

Witness my/our hand(s) this the 27th DAY OF JUNE, 2014.

Nicholas T. Flora

Carrie A. Flora

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS T. FLORA AND CARRIE A. FLORA, the within named bargainor, 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 the 27th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212