WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046694 DEEDWARR
Recvd: 07/01/14 10:25 2 pgs
Fees:13.00 Taxes:414.40

20140701-0057553

CHERYL VANCE NOTARY PUBLIC STATE OF TENNESSEE DEKALB COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $112,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2014.

Notary Public
My Commission expires: 9-5-2016
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Troy D. Shafer	SAME	082-08-0-262.00
1500 Ordway Place		
Nashville, TN 37206		

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**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Troy D. Shafer, married.** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 20 on the plan of F.O. Beazley's Subdivision of the Vaughn Tract, of record in Book 2, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 20 fronts 50 feet on the Easterly side of Hart Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Les Lazarus, by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, on April 18, 2014, of record in Instrument Number 20140523-0044462, Register's Office for Davidson County, Tennessee. And further conveyed to Robert Braswell by Quitclaim Deed from Les Lazarus on May 23, 2014 of record in Instrument Number 20140523-0044475, said Register's Office.

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 2, page 105, Register's Office Davidson County, Tennessee.

This is improved property known as: **413 Hart Lane, Nashville, TN 37204**

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 June 27, 2014.

Robert 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 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 June 27, 2014

My commission expires 7/6/15

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY