(1)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064

Prepared by: **File #** 01288-21448

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Robert Brodows 8/8/14
Brenda Stults-Brodows 8/8/14

STATE OF TENNESSEE State of New York
COUNTY OF DAVIDSON County of Nassau

The actual consideration or value, whichever is greater, for this transfer is $189,900.00.

Evan Schauder
Affiant

EVAN S SCHAUDER
Notary Public - State of New York
NO. 01SC6245865
Qualified in Nassau County
My Commission Expires 8/8/2015

Subscribed and sworn to before me this 25 day of July, 2014.

Evan Schauder
Notary Public
My Commission Expires: 06/24/18

88-2015

14-0307

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kelsey Braithwaite	Tennessee Bank & Trust	172 12 0 B
1609 Roundhill Drive	4007 Hillsboro Rd.	094.00 CO
Nashville, TN 37211	Nashville, TN 37215	

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

Brenda Stults-Brodows and her husband, Robert Brodows, as tenants in common,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kelsey Braithwaite,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 403 on the Plan of Bradford Hills, Section Six, of record in Book 7900, Page 290, as amended in 8455, Page 234, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Previous deeds erroneously referenced the boundary survey of record in Book 7900, Page 6, as the plan of record.

Being the same property conveyed to Rex W. Stults and wife, Emogene G. Stults and Robert Brodows and wife, Brenda Stults-Brodows, as tenants in common by Warranty Deed from Russell I. Turpin, unmarried, dated May 12, 1997, recorded in Book 10460, Page 631, said Register's Office. Emogene G. Stults, having since died and Rex W. Stults conveyed all his interest in subject property by Quitclaim Deed to Brenda Stults-Brodows and her husband, Robert Brodows, as tenants in common, dated January 24, 2002, recorded as Instrument No. 20020128-0011042, said Register's Office. Further, see Deed of Correction of record as Instrument No. 20030910-0132252, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20140055199 DEEDWARR
Recvd: 07/30/14 11:17 2 pgs
Fees:13.00 Taxes:702.63
20140730-0067873

This is improved property located at **1609 Roundhill Drive, Nashville, TN 37211.**

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 25 day of July, 2014.

Brenda Stults-Brodows

Robert Brodows

STATE OF New York
COUNTY OF Nassau

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Brenda Stults-Brodows and Robert Brodows,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at 675 Middleneck Rd. Great Neck NY 11024, this 25 day of July, 2014.

Notary Public

My Commission Expires: 8/2/2015

EVAN S SCHA[illegible]ER
Notary Public - State of New York
NO. 01SC624[illegible]65
Qualified in Nassau County
My Commission Expires 8/2/2015