WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $98,500.00.

Carmen Coats
Affiant

Subscribed and sworn to before me this 11 day of SEPTEMBER 2014

Notary Public
My Commission expires: 8-23-2016
(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:
Chaney Mosley and Jamie Day	CHANEY MOSLEY	061-15-0-259.00
1406 Norvel Avenue	505 VILLAGE COURT	
Nashville, TN 37216	NASHVILLE, TN 37209	

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 **Chaney Mosley, an unmarried man and Jamie Day, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 50 on the plan of M.N. Young's Inglewood Annex, a resubdivision of Lots 1, 2, 3 & 4 of Williams 31 acre tract, of record in Book 547, page 197, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Les Lazarus, by deed from Rubin Lublin TN, PLLC, on June 13, 2014, of record in Instrument Number 20140626-0056209, Register's Office for Davidson County, Tennessee. And further conveyed to Robert Braswell by Quitclaim Deed from Les Lazarus of record in Instrument Number 20140627-0056218, 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 547, page 197, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4044, page 597, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1406 Norvel Avenue, Nashville, TN 37216

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 September 10, 2014.

Robert H. Braswell
Robert H. Braswell

BILL GARRETT, Davidson County
Trans: T20140068384 DEEDWARR
Recvd: 09/12/14 15:40 2 pgs
Fees: 13.00 Taxes: 364.45
20140912-0083939

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 September 10, 2014

My commission expires 7/6/15

Notary Public

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