BILL GARRETT, Davidson County
Trans:T20140079694 DEEDWARR
Recvd: 10/22/14 13:43 3 pgs
Fees:18.00 Taxes:1517.00
20141022-0097549

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 14798

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Susan K. Hainsworth	New Owner	131-09-0A-003.00CO
3715 Richland Avenue		
Nashville, TN 37205		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Paul Otto Branding, Shirley Jean Shelton, Beverly Ann Vestal and Edward Paul Branding (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Susan K. Hainsworth (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3, situated on limited common element #3 as shown on the recorded Plan of SHEFFIELD CONDOMINIUMS, a condominium development of record in Plat Book 5200, page 348 said Register's Office, to which reference is hereby made for a complete and accurate description of said property.

Being the same property conveyed to Velma M. Branding by quitclaim deed dated December 30th, 1985 from Paul O. Branding of record in Book 6749, page 597, in the Register's Office of Davidson County, Tennessee. The said Velma M. Branding has since died on February 12, 2014 and upon her death and title vested in Paul Otto Branding, Shirley Jean Shelton, Beverly Ann Vestal and Edward Paul Branding as her sole surviving heirs at law. Two Affidavit of Heirship are being recorded simultaneously herewith as evidence of the conveyance of title to her heirs.

This is improved real property located 204 Sheffield Place, Nashville, Tennessee 37215.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. Matters shown on the plat of Sheffield Condominiums, as recorded in Plat Book 5200, page 348, said Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2541, page 570 and Book 5054, page 64, said Register's Office for Davidson County, Tennessee.
4. Restrictions of record in Book 5799, page 408, said Register's Office for Davidson County, Tennessee.
5. Master Deed of record in Book 5774, page 280, said Register's Office for Davidson County, Tennessee.
6. Any and all matters appearing on the Plat of record in Book 1130, page 348, amended in Plat Book 5780, page 937, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater,
(for this transfer is $410,000.00)
(
(
(Subscribed and sworn to before me
(this 21st day of October, 2014.
(
(My Commission Expires

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 21st day of October, 2014.

Paul Otto Branding

Shirley Jean Shelton

Beverly Ann Vestal

Edward Paul Branding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Paul Otto Branding with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of October, 2014.

Notary Public

My Commission Expires

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Shirley Jean Shelton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of October, 2014.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Beverly Ann Vestal with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of October, 2014.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Edward Paul Branding with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of October, 2014.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017