WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095718 DEEDWARR
Recvd: 12/22/14 15:04 3 pgs
Fees:18.00 Taxes:703.00
20141222-0117030

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF Dec., 2014.

Notary Public

MY COMMISSION EXPIRES: 3/21/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noel Gran	New Owner	26150B18500CO
(NAME)	(NAME)	
8233 Boone Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 10th day of November, 2014, by and between **JASON C. BRADEN AND JEANETTE M. BRADEN, HUSBAND AND WIFE,** party of the first part, and **NOEL GRAN,** Single man, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 17, Section Two, Lexington Point Subdivision, of record in Plat Instrument 200105150049954, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jason C. Braden, married by Warranty Deed dated 10/28/2013 from Wesley Kyle Wooden and wife, Samantha Wooden of record in Instrument 201310300112467, Register's Office for Davidson County, Tennessee.

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 said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

JASON C. BRADEN

JEANETTE M. BRADEN

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JASON C. BRADEN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10 day of November, 14.

Commission expires:

SARAH KLEIN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires May 8, 2017
Acting in the County of Oakland

Notary Public

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JEANETTE M. BRADEN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10 day of November, 14.

Commission expires:

SARAH KLEIN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires May 8, 2017
Acting in the County of Oakland

Notary Public

EXHIBIT A

All matters as set forth per Plat Instrument 200105150049954, said Register's Office.

Declaration of Restrictive Covenants of record in Instrument 200010180103445, as amended of record in Instrument 200202140019754, said Register's Office.

Grant of Transmission Line Easement of record in Book 4230, Page 987, said Register's Office.

Charter of record in Instrument 200010200104424, said Register's Office.