Davidson County DEEDWARR
Recvd: 12/23/14 15:27 3 pgs
Fees:18.00 Taxes:351.50
20141223-0117637

# WARRANTY DEED

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Daniel T Hughes | Daniel T Hughes | |
| (NAME)<br>724 Oneida Avenue | (NAME)<br>724 Oneida Avenue | 071120223.00 |
| (ADDRESS)<br>TN<br>Nashville\37207 | (ADDRESS)<br>Nashville TN 37207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ninety-Five Thousand And No/100 Dollars ($95,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Braswell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel T Hughes**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Unnamed

Being Lot No. 150 on the Plan of Victory Heights, of record in Book 1130, Page 97, Register's Office for said County.
Said Lot No. 150, which is a corner lot, fronts 40 feet as per Plat, 34 feet more or less by field measurement on the southerly margin of Oneida Avenue and fronts 125 feet on the westerly margin of Rosedale Avenue, said frontages being joined by a curve having a length of 39.27 feet, and extends back 150 feet on the westerly line and 60 feet on the southerly line to a point of intersection.
Being the same property conveyed to Cecil K. Butts and wife, Margaret Butts as to a 2/3 undivided interest and Walter C. Butts as to a 1/3 undivided interest by Deed from Barbara J. Minchey and Margaret Honeycutt dated January 29, 1988 and recorded February 3, 1988 in Book 7462, Page 68 in the said Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Cecil K. Butts and wife, Margaret Butts by Quitclaim Deed from Cecil K. Butts and wife, Margaret Butts as to a 2/3 undivided interest and Walter C. Butts (now deceased) as to 1/3 undivided interest dated April 25, 2002 and recorded May 1, 2002 in Instrument No. 20020501-0053439 in the said Register's Office for Davidson County, Tennessee.
Being the same property conveyed to American Consulting Corp. by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee dated December 5, 2014 and recorded December 15, 2014 in Instrument No. 20141215-0114662, pursuant to a foreclosed deed of trust April 25, 2002 and recorded

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May 1, 2002 in Instrument No. 20020501-0053440 by Cecil K. Butts and Margaret Butts in the said Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to Robert Braswell by Quitclaim Deed from American Consulting Corp dated December 16, 2014 and recorded December 16, 2014 in Instrument No. 20141216-0115066 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 724 Oneida Avenue, Nashville, TN 37207

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, has 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 19th day of December, 2014.

Robert Braswell

STATE OF TENNESSEE

COUNTY OF Davidson

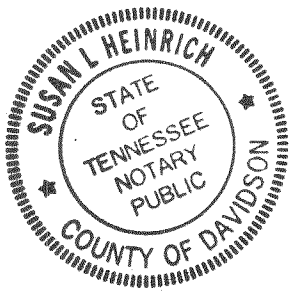
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Robert Braswellthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2014.

Notary Public

My Commission Expires: 9/10/2018

(SEAL)




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True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith