THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter & Patterson **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $739,000.00. Affiant Subscribed and sworn to before me this 3rd day of February, 2015. Notary Public My Commission Expires: March 8, 2016
~~Record & Return To:~~ **First Title & Escrow Co., Inc.** **FTEC File No. 32192-DOC REVIEW**	

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

RETURN TO:
BANKERS TITLE AND ESCROW CORP
3310 WEST END AVE #540
Nashville TN 37203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frank W. Brahan, Connie Brahan 4409 Belmont Park Terrace Nashville, TN 37215	New Owners	Map and Parcel No.: 131070V001000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael A. Ralston**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frank W. Brahan and Connie Brahan, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4409 Belmont Park Terrace, Nashville, TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not now nor has it ever been the principal residence of the Grantor herein.

BILL GARRETT, Davidson County
Trans:T20150008831 DEEDWARR
Recvd: 02/04/15 11:22 3 pgs
Fees:18.00 Taxes:2734.30
20150204-0010513

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of February, 2015

Michael A. Ralston

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael A. Ralston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2015.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A as shown on the Plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 4407 Belmont Park Terrace Homes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20130913-0096822, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael A. Ralston by Quitclaim Deed from Charlotte A. Ralston of record in Instrument No. 20130911-0095948 Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on September 11, 2013.

Being the same property conveyed to Charlotte A. Ralston, unmarried by Warranty Deed from Steven J. Weiss and wife, Amy A. Ernst of record in Instrument No. Book 10927, page 610 Register's Office for Davidson County, Tennessee, dated April 30, 1998 and recorded on May 12, 1998.
Being also known as 4409 Belmont Park Terrace Nashville, TN 37215.