BILL GARRETT, Davidson County
Trans:T20150020088 DEEDWARR
Recvd: 03/19/15 10:48 2 pgs
Fees:13.00 Taxes:518.00
20150319-0023701

DEBORAH J. COHEN
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 $140,000.00.

Mandy Yonan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 2015

Deborah J. Cohen
NOTARY PUBLIC

My Commission Expires: Nov. 5, 2018

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Isaiah Kallman and Chelsea Kallman 207 Maplewood Trace Nashville, TN 37207	Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	060-04-0-027.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VERNON DALE BRASWELL II AND TINA MARIE BRASWELL, HUSBAND AND WIFE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ISAIAH KALLMAN AND WIFE, CHELSEA KALLMAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being part of Lot No. 1 (erroneously described as Lot 10N on previous deeds) on the Plan of the Subdivision of the Lands of William Phillips, as of record in Book 57, Page 21, Register's Office for Davidson County, Tennessee, and being known as Lot No. 207 on the unrecorded map showing the Subdivision of part of said Lot 1 and described as follows:

Beginning at a point in the centerline of Maplewood Lane, 63 feet East of the Southeast corner of the property conveyed to Gilbert H. Douglas, by deed of record in Book 2104, Page 382; Being the common corner of Lots Nos. 205 and 207; thence with the line between said lots, North 6 degrees 25' East 240 feet to a point; thence south 83 degrees 35' East 63 feet to the corner of Lots Nos. 207 and 209; thence with the line between said lots, South 6

degrees 25' West 240 feet to the centerline of Maplewood Lane; thence with centerline of the same, North 83 degrees 35' West 63 feet to the point of beginning.

Being the same property conveyed to VERNON DALE BRASWELL II and wife, TINA MARIE BRASWELL, by deed from SHIRLENE WARREN, UNMARRIED, of record in Instrument NO. 20060502-0050433, dated April 28, 2006, said Register's Office.

This improved property is known as 207 Maplewood Trace, 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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 13 day of March, 2015.

Vernon Dale Braswell II

Vernon Dale Braswell II

Tina Marie Braswell

Tina Marie Braswell

State of Washington)
County of Snohomish)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Vernon Dale Braswell II and Tina Marie Braswell, the 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 at office, this 13th day of March, 2015.

Jared Cannon

Notary Public

My commission expires: 8·19·2018

JARED CANNON NOTARY PUBLIC COMMISSION EXPIRES 8-19-18 STATE OF WASHINGTON