Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0314

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of March, 2015

Notary Public
Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC CHRIS MULLE WILLIAMSON COUNTY My Commission Expires 01-18-2016

BILL GARRETT, Davidson County
Trans:T20150023176 DEEDWARR
Recvd: 03/30/15 15:24 2 pgs
Fees:13.00 Taxes:684.50
20150330-0027379

Address of New Owner	Send Tax Bills To:	Map & Parcel
JJ & T Realty 6424 Thunderbird Drive Nashville, TN 37209	NEW OWNER	090-16-0-251.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jeff Branson, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JJ & T Realty

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:

LAND in Davidson County, Tennessee, being Lot No. 529 on the Plan of Charlotte Park, Section Eight, of record in Book 2900, Pages 45 and 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 529 fronts 64.00 feet on the northwesterly margin of Thunderbird Drive and extends back 139.30 feet on the southwesterly line and 135.80 feet on the northeasterly line to a dead line in the rear, measuring 91.00 feet thereon.

BEING the same property conveyed to Jeff Branson, unmarried, by Warranty Deed from Claytie M. Dilworth, unmarried, dated 11/27/91 and recorded 12/2/91 in Book 8497, page 165, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6424 Thunderbird Drive, Nashville, TN 37209.

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 so covenant with the 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, 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of March, 2015.

Jeff Branson

Angela Branson

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee this 25th day of March, 2015.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/2/17

(Notary Seal)