WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2014.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow LLC - Midtown Nashville, 2500 21st Avenue South, Suite 102, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin A. Branam	Avenue Bank	08301010900
(NAME)	(NAME)	
1015 Sharpe Avenue	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kimberly Wilson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Justin A. Branam and wife, Leah S. Branam, 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 the easterly 49 feet 4 inches of Lot No. 41 on the Map of Jones & Bradford Subd., of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 41 fronts 49 feet 4 inches on the northerly side of Sharpe Avenue and extends back between parallel lines 154-1/2 feet to an alley.

BEING the same property conveyed to Kimberly Wilson, a single person by Warranty Deed from Tommi L. Stephenson, unmarried, of record in Instrument No. 20130205-0011695, Register's Office for Davidson County, Tennessee, dated January 30, 2013 and recorded on February 5, 2013.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1015 Sharpe Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

BILL GARRETT, Davidson County
Trans:T20150028458 DEEDWARR
Recvd: 04/16/15 08:58 2 pgs
Fees:13.00 Taxes:910.20
20150416-0033519

Witness my hand this 10th day of April, 2014.

Kimberly Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kimberly Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1·20·19

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY