Davidson County DEEDWARR
Recvd: 06/03/15 08:50 2 pgs
Fees:13.00 Taxes:817.70
20150603-0051533

151964

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$221,000.00.** Affiant Subscribed and sworn to before me, this the 1st day of May, 2015. Notary Public My commission expires: 4/2/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jason Haggard **Bethany Bowman**		**Map 128-10-0 Parcel 037-00**
608 Hicks Road	New Owner	
Nashville, TN 37221		

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

Lewis E. Braswell, IV and wife, Sarah F. Braswell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Haggard, a single person, and Bethany Bowman, a single person, as Joint Tenants With Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSONCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Stacy Square Subdivision, Section 2, of record in Book 4175, Page 30, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lewis E. Braswell, IV and wife, Sarah F. Braswell, by Deed dated May 31, 2007 from Manuel Fonseca and wife, Phylecia Fonseca, of record in Instrument No. 20070601-0064962, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 4175, Page 30, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 4265, Page 777, and amended in Book 4379, Page 833, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **608 Hicks Road, Nashville, TN 37221**

O HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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.

Witness my/our hand(s) this 1st day of ~~May~~ June, 2015.

Lewis E Braswell IV

Lewis E. Braswell, IV

Sarah F Braswell

Sarah F. Braswell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lewis E. Braswell, IV and Sarah F. Braswell,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of ~~May~~ June, 2015.

Notary Public

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/13/17

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

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

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