WARRANTY DEED TT2015 345 Davidson County DEEDWARR Recvd: 06/12/15 12:47 3 pgs Fees:18.00 Taxes:233.10 **20150612-0055861**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF TN COUNTIES THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $63,000.00 SWORN TO AND SUBSCRIBED BEFORE ME THIS 11TH DAY OF JUNE, 2015 NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Travis R. Dillard **1225 N Grey Croft** **Madison, TN 37115**	**Same**	**092 02 0 454.00,**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Henry A. Bransford and Pearlene Bransford, *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Travis R. Dillard, *(hereinafter called "Grantee")*, 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. 242 on the Plan of Heffernan Place, as of record in Book 16, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Said Lot fronts 50 feet on the southerly side of Eden Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Henry A. Bransford and Pearlene Bransford by Warranty Deed from Lorraine Brown, dated December 23, 2003, recorded January 2, 2004, of record in Instrument 20040102-0000437, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as: **2413 Eden Street, Nashville, TN**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record Book 16, Page 138; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of June, 2015.

GRANTOR:

Henry A. Bransford by Pearl Bransford Atty in fact.
Henry A. Bransford
By: Pearlene Bransford, Attorney in Fact

Pearl Bransford
Pearlene Bransford

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Pearlene Bransford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Henry A. Bransford, and who acknowledged that she executed the same as the free act and deed of the said Henry A. Bransford.

WITNESS my hand and seal, this 11th day of June, 2015.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Julie Coone
Notary Public
My Comm. Exp.: 5-24-17

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Pearlene Bransford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 11th day of June, 2015.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Julie Coone
Notary Public
My Comm. Exp.: 5-24-17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

