BILL GARRETT, Davidson County
Trans:T20150058761 DEEDWARR
Recvd: 07/20/15 09:31 2 pgs
Fees:13.00 Taxes:739.63
20150720-0070465

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15461FA

Send Tax Bills To:
Access National Mortgage
1800 Robert Fulton Drive, Ste. 350
Reston, VA 20191

New Owner is:
Lauren Elizabeth Leonard
1106 Preston Drive
Nashville, TN 37206

MAP: 083-04-0

PARCEL: 185.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Donna J. Elrod, Trustee of the Geneva Hall Braswell Trust**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lauren Elizabeth Leonard, unmarried**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1106 Preston Drive, Nashville, TN 37206**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Rosebank Park, a Resubdivision of Lots Nos. 21, 22 & 23, in Rosebank Sub. of the J.W. Church Tract, of record in Book 2083, Page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 73 feet on the westerly side of Preston Drive and runs back 109.5 feet on the northerly line and 156.75 feet on the southerly line, to a dead line, measuring 105.5 feet thereon.

BEING the same property conveyed to Donna J. Elrod and Debra D. Petty, Co-Trustees of The Geneva Braswell Trust, by Deed from Geneva C. Braswell, unremarried widow of Jesse F. Braswell, deceased, dated 2/23/12 and recorded 2/24/12 in Instrument No. 20120224-0016016, Register's Office for Davidson County, Tennessee. The said Debra D. Petty having since been removed as Co-Trustee and the said Donna J. Elrod having been made the sole Trustee, pursuant to First Amendment, Revocable Living Trust, Geneva Hall Braswell Trust dated March 25, 2015 and being recorded simultaneously herewith,

DG

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7-14-15 day of July, 2015.

GRANTOR(S):

DONNA J. ELROD

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Jackson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Donna J. Elrod** , 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 Trustee of the Geneva Hall Braswell Trust, the within named bargainor, and that she, as Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of July, 2015.

TERESA HUFFINES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF JACKSON

NOTARY PUBLIC
My Commission Expires: 9/15/2015

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$199,900.00**.

AFFIANT

SWORN TO and subscribed before me this 16th day of July, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: