BILL GARRETT, Davidson County
Trans:T20150067506 DEEDWARR
Recvd: 08/12/15 14:54 2 pgs
Fees:13.00 Taxes:436.88
20150812-0080840

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$118,075.00.**

Affiant

Subscribed and sworn to before me, this 6th day of August, 2015.

Notary Public

My commission expires: 9-11-17

(Notary Stamp) JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew & Carla Braine 2011 Family Trust	**New Owner**	**Map\Parcel: 119-11-0-042.00**
~~2621 Malden Drive~~ 12931 Ocaso Ave.		
~~Nashville, TN 37210~~ La Mirada, CA 90638		

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 ACKNOWLEDGE, WE,

Blake Harris and Alison Harris, huband and wife,

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

Andrew A. Braine and Carla N. Braine, or their successors as trustees of the the Andrew and Carla Braine 2011 Family Trust dated, November 12, 2011.

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. 28 on the Plan of Section Two, Laurel Acres, of record in Plat Book 2133, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Blake Harris, an unmarried person by Warranty deed from Robert Ray Hurst and wife, Barbara Jean Hurst, of record in Instrument No. 20040910-0109373, Register's Office for Davidson County, Tennessee, dated August 26, 2004 and recorded on September 10, 2004. The said Blake Harris having since married.

Alison Harris, spouse of Blake Harris, hereby joins in the execution of this instrument to convey any and all marital rights she may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to Restrictions of record in Book 2298, Page 5, Subject to all matters shown on the Plan of record in Plat Book 2122, page 122 and any other matters of record , including all items set out on any applicable plat of record, Register's Office for Davidson County, Tennessee.

This is **improved** property known as 2621 Malden Drive\Nashville, TN 37210.

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 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 6th day of August, 2015.

Blake Harris

Alison Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Blake Harris and Alison Harris the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2015.

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **150288**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027