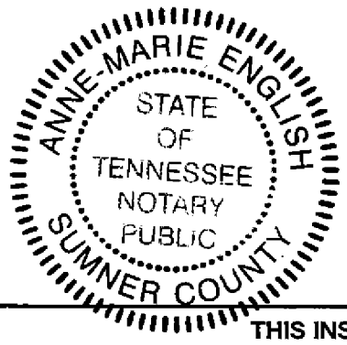
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-19-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Roger Edwin McLendon | SunTrust Mortgage, Inc. | 161110E01500CO |
| (NAME) | (NAME) | |
| 111 N. Riverdale Drive | 901 Semmes Ave | |
| (ADDRESS) | (ADDRESS) | |
| Durham, TN 27712 | Richmond, VA 23224 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 09/03/15 15:37 3 pgs
Fees:18.00 Taxes:592.00
**20150903-0090140**

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, WE, Angela Brannon and Justin Brannon, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Roger Edwin McLendon, a married man, 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. 12 on the Plan of Villages of Brentwood, Phase VIII, Section II, of record in Plat Book 6200, Page 769, amended in Plat Book 7900, Page 57, said Register's Office, to which reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Charnell Thomas, an unmarried woman to Angela Brannon and Justin Brannon, wife and husband as recorded on the 1st day of December, 2014 in Instrument No. 20141201-0110037 and Warranty Deed from Matthew S. O'Dell and wife, Jessica S. O'Dell to Charnell Thomas as recorded on the 20th day of April, 2010 in Instrument No. 20100420-0029853, in the Register's Office of Davidson County, Tennessee.

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.

THIS instrument is being executed in behalf of Justin Brannon, pursuant to a Power of Attorney executed by same on the 18th day of August, 2015, and being filed of record in Instrument No.: 20150903-0090139 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5232 Village Way, Nashville, TN 37211
(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.

Witness our hands this 25th day of August, 2015.

Angela Brannon

Angela Brannon

Justin Brannon

Justin Brannon
By: Angela Brannon, His Attorney in fact
Angela Brannon, His Attorney-in-fact

STATE OF TENNESSEE

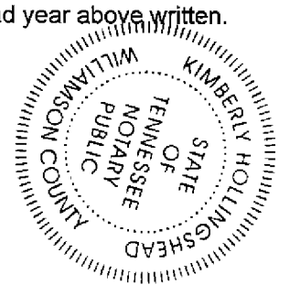
COUNTY OF DAVIDSON

On this 25th day of August, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Angela Brannon, 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.

Notary Public

My Commission Expires: 1-20-19



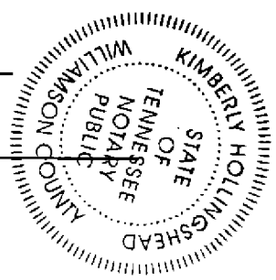

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Angela Brannon, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Justin Brannon, acting as that person's agent and attorney-in-fact, and the said Angela Brannon acknowledged that she executed the foregoing instrument as agent and attorney in fact for Justin Brannon for the purposes therein contained.

Witness my hand and seal, this 25th day of August, 2015.

Notary Public

My Commission Expires: 1-20-19



# True Copy Certification

I, Charles A. Sullivant, Jr., 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

