PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20150082196 DEEDWARR
Recvd: 09/28/15 10:21 2 pgs
Fees:13.00 Taxes:660.08
20150928-0098091

WARRANTY DEED

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $178,400.00.

Affiant

Subscribed and sworn to me on September 25th, 2015.

NOTARY PUBLIC
My Commission Expires: 2-4-2019

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hirotaka S. Bralley Tina M. Bralley 613 Barbara Drive Madison, TN 37115	Churchill Mortgage Corporation 761 Old Hickory Blvd, Ste #400 Brentwood, TN 37027	051-03-0-196.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Peggy J. Dycus Pharris, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Hirotaka S. Bralley and Tina M. Bralley, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 43, SECTION 2, PLEASANT ACRES, as shown on plat of record in Plat Book 2133, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Foy W. Dycus and wife, Peggy J. Dycus by Warranty Deed from Robert L. Jackson and wife, Jo Anne M. Jackson, recorded on the 20th day of March, 1968 in Deed Book 4220, Page 991, in the Register's Office of Davidson County, Tennessee. The said Foy W. Dycus has since died on October 10, 1993.
>
> This is improved property, known as 613 Barbara Drive, Madison, TN 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on September 25th, 2015.

Peggy J. Dycus Pharris PP

Peggy J. Dycus Pharris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On September 25th, 2015 before me personally appeared Peggy J. Dycus Pharris 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, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on September 25th, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

