WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-BP-15-925P

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Branford Properties, LLC	Branford Properties, LLC	
(NAME)	(NAME)	**07206009800**
925 Elvira Avenue	8121 Old Cedar Grove Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Cross Plains, TN 37049	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRENDA MAYHEW, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANFORD PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Westerly one-half of Lot No. 14 on the Map of C. W. Waller's Subdivision of John D. Henderson Home Place, of record in Book 421, Page 33, Register's office for said County. Said part of said Lot No. 14 fronts 50 feet on the North side of Elvira Avenue and runs back between lines 372.5 feet on the Westerly line and 366.1 feet, more or less, on the Easterly line to a dead line in the rear on which it measures 50.4 feet, more or less.

Being the same property conveyed by Warranty Deed from Margie Conner to Brenda Mayhew, as recorded on the 23rd day of October, 2015 in Instrument No. 20151023-0108069; Executor's Quitclaim Deed from Margie Conner, Executrix for the Estate of Oscar Lee Conner to Margie Conner as a single woman, as recorded on the 4th day of February, 2015 in Instrument No. 20150204-0010703 and Warranty Deed from Esther E. Dilleha to Oscar L. Conner, as recorded on the 29th day of December, 1999 in Instrument No. 199912290308187, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C. W. WALLER'S SUBDIVISION OF JOHN D. HENDERSON HOME PLACE, as recorded in Plat Book 421, Page(s) 33, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **925 Elvira Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150101486 DEEDWARR
Recvd: 12/01/15 10:25 2 pgs
Fees:13.00 Taxes:555.00
20151201-0120934

Witness my/our hand(s) this the 24th DAY OF NOVEMBER, 2015.

Brenda Mayhew

Brenda Mayhew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA MAYHEW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of November, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212