# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/15 15:41 3 pgs
Fees:18.00 Taxes:1331.63
**20151203-0122091**

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $359,900.00.

Affiant

Subscribed and sworn to before me this 30th day of November, 2015

Notary Public
My Commission expires: 9/4/19
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Ryan B. Link | Wells Fargo Bank, N.A. | 083-12-0-149.00 |
| 905 Mitchell Road | 2701 Wells Fargo Way | |
| Nashville, TN 37206 | Minneapolis, MN55467 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Braswell**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ryan B. Link**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**All that certain property situated in the City of Nashville in the County of Davidson, and State of TN and being described in a deed dated 04/27/1989 and recorded 05/26/1989 in Book 7850, page 249 among the land records of the county and state set forth above, and reference as follows:**

**Being Lot No. 189 on the plan of Rosewood Heights Subdivision, Section 5, as of record in Plat Book 2331, page 39, said Register's Office.**

**Being the same property conveyed to Les Lazarus, by deed from Shapiro & Ingle, LLP, as Substitute Trustee, on March 3, 2015, of record in Instrument Number 20150306-0019270, Register's Office for Davidson County, Tennessee. And further conveyed to Robert Braswell by Quitclaim Deed from Les Lazarus on March 4, 2015 of record in Instrument Number 20150306-0019335, said Register's Office.**

**Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 39, Register's Office Davidson County, Tennessee.

This is improved property known as: **905 Mitchell Road, Nashville, TN 37206**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 30, 2015.

Robert Braswell
**Robert Braswell**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Braswell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 30, 2015

My commission expires 7/8/19

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kimie Perry, 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.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumbour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumbour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMBOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY