NEW OWNER:

Robert H. Braswell
907 Burchwood Avenue
Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0019

Map 72 Group S Parcel 117.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 01/29/16 15:53 3 pgs
Fees:18.00 Taxes:629.00
20160129-0009092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOSEPH JAMES COLGATE, SOLE DEVISEE UNDER THE LAST WILL AND TESTAMENT OF JOSEPH C. COLGATE**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ROBERT H. BRASWELL, MARRIED** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 in Block 1, on the Map of Burchwood Place, Extended, and of record in Plat Book 843, Page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 60 feet on the northerly side of Burchwood Avenue and runs back between parallel lines 138 feet, more or less, to a dead line in the rear.

BEING the same property conveyed to Joseph C. Colgate and wife, Lillian Jane Colgate, by Warranty Deed from Joyce Christian Garvin, dated April 13, 1972, and of record in Book 4593, Page 366, Register's Office for Davidson County, Tennessee. Also see Final Judgment Order from The Chancery Court for Davidson County, Tennessee finding Joseph C. Colgate as the sole owner,

dated August 14, 2009, and of record in Instrument No. 20090924-0088873, Register's Office for Davidson County, Tennessee. Joseph C. Colgate passed away testate on August 14, 2015. Probate for Joseph C. Colgate was opened September 9, 2015 and the Last Will and Testament of Joseph C. Colgate was admitted in the Probate Court for Davidson County, Tennessee on September 9, 2015 Docket No.15P1446. Such Last Will and Testament left all real property to Joseph James Colgate, as sole beneficiary. Also see Final Judgment Order from The Chancery Court For Davidson County, Tennessee finding Joseph C. Colgate as the sole owner, dated August 14, 2009, and of record in Instrument No. 20090924-0088873, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 907 Burchwood Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **January, 2016.**

JOSEPH JAMES COLGATE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOSEPH JAMES COLGATE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **January, 2016.**

MATTHEW C. KING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-01-19

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The actual consideration or value, whichever is greater, for this transfer is $ 170,000.00 .

AFFIANT

Sworn to and subscribed to before me this 29th day of **January, 2016.**

NOTARY PUBLIC

My commission expires: 7-01-19

MATTHEW C. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.