WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/16 16:05 2 pgs
Fees:13.00 Taxes:229.40
20160303-0020759

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$62,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of February, 2016

Notary Public
My Commission expires: 5-28-17
(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:
Travis Dillard	Pearl Bransford and Henry A. Bransford	09202044500
1225 N Graycroft	326 Granbury Street	
Madison, TN 37115	Franklin, TN 37064	

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, **Henry A. Bransford and Pearlene Bransford,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Travis Dillard,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 227, Block 9, on the map of Heffernan Place, of record in Book 161, Page 138, Register's Office for said County.

Said Lot No. 227 fronts 50 feet on the northerly margin of Eden St. and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Henry A. Bransford and Pearlene Bransford from Helen C. James Daniels by General Warranty Deed on April 27, 2004, of record in Instrument Number 20040428-0048106, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2016 in the estimated amount of $544.18 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09202044500, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2416 Eden Street, Nashville, TN 37208**

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 February 26, 2016.

Pearl Bransford
Pearl Bransford

Henry A. Bransford
Henry A. Bransford

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henry A. Bransford and Pearlene Bransford** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 26, 2016

My commission expires 5-24-17

Julie Coone
Notary Public

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

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.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

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