WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2016.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert H. Braswell	New Owner	052-02-0-149.00
(NAME)	(NAME)	
725 Blackstone Avenue		Davidson County DEEDWARR Recvd: 03/17/16 14:20 3 pgs Fees:18.00 Taxes:351.50 **20160317-0025480**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daniel Richard Cornwell, Robert Wesley Cornwell, William Joseph Cornwell and Peggy Sue Eastridge, Devisees of Clara Marie Cornwell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert H. Braswell**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 75 Feet of Lot No. 16, in Block "B", on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Said part of said Lot fronts 75 feet on the northerly side of Blackstone Avenue and runs back between parallel lines, along the westerly margin of Hillcrest Drive, 150 feet to a dead line.

Being the same property conveyed to Frank R. Cornwell and wife, Clara E. Cornwell by Warranty Deed from Robert Lee Ryman and wife, Helen K. Ryman dated August 30, 1960 and recorded September 12, 1960 of record in Book 3130, Page 166, 167 Office for Davidson County, Tennessee. Frank Wesley Cornwell died on November 7, 1998 leaving Clara Marie Cornwell as the sole surviving tenant by the entirety. Clara Marie Cornwell died on November 15, 2014 devising property to Daniel Richard Cornwell, Robert Wesley Cornwell, William Joseph Cornwell and Peggy Sue Eastridge as evidenced in her Last Will and Testament under Docket No. 15P-52, in the Probate Court Clerk's Office for Davidson County, Tennessee.

The said Clara Marie Cornwell had a child by the name of Charles Henry Cornwell who pre-deceased her on February 28, 2008, leaving no children vesting the property in the other heirs pursuant to the last will and testament.

All matters shown on the Revised plat of record in Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 725 Blackstone Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 this 9th day of March, 2016.

Daniel Richard Cornwell
Daniel Richard Cornwell

Robert Wesley Cornwell
Robert Wesley Cornwell

William Joseph Cornwell
William Joseph Cornwell

Peggy Sue Eastridge
Peggy Sue Eastridge

State of Tennessee
County of Wilson

Personally appeared before me Daniel Richard Cornwell, Robert Wesley Cornwell, William Joseph Cornwell, and Peggy Sue Eastridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of March, 2016.

Tracey Trumphour
Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO., TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

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, Liz Jones, 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.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

