WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/16 09:46 2 pgs
Fees:13.00 Taxes:370.00
20160331-0030376

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Affiant

Subscribed and sworn to before me this 22 day of March, 2016

Notary Public
My Commission expires: 7/8/19
(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:
Jennifer C. Grenga	Highlands Residential Mortgage, LTD	052-02-0-149.00
725 Blackstone Avenue	12001 N. Central Expressway, Suite 750	
Madison, TN 37115	Dallas, TX 75243	

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 H. Braswell, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jennifer C. Grenga, a single woman,** her 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 the easterly 75 feet of Lot 16 of Block "B" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

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 deed from Robert Lee Ryman and wife, Helen K. Ryman on August 30, 1960 of record in Book 3130, page 166, Register's Office for Davidson County, Tennessee. Frank Cornwell having died, leaving Clara Marie Cornwell as 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. Property further conveyed to Robert H. Braswell by deed from Daniel Richard Cornwell, Robert Wesley Cornwell, William Joseph Cornwell and Peggy Sue Eastridge, Devisees of Clara Marie Cornwell, on March 9, 2016, of record in Instrument Number 20160317-0025480, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property, and that siad 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 1130, page 85, Register's Office Davidson County, Tennessee.

This is improved property known as: **725 Blackstone Avenue, Madison, TN 37115**

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 March 29, 2016.

Robert H. Braswell
Robert H. 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 H. 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 March 29, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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.