NEW OWNER:

ROBERT BRASWELL
168 CHARLESTON PARK
NASHVILLE, TN 37205

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0293

Map 61
Group 1
Parcel 48.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160033965 DEEDWARR
Recvd: 04/25/16 15:57 3 pgs
Fees:18.00 Taxes:739.63
20160425-0040185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($199,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GLENN M. JENKINS, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT BRASWELL**, ("Grantee"), his heirs 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 located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 328 on the Plan of Gra-Mar Acres, Section 11 (Eleven), as shown on the plat of the same of record in Plat Book 2663, Page 113, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being generally described as follows: Said Lot fronts 157.9 feet on the easterly margin of Lemont Drive and extends back 297.8 feet on the northerly line, 229.2 feet on the southerly line to a dead line in the rear, on which it measures 172 feet.

Being the same property conveyed to GLENN M. JENKINS and wife, JANET N. JENKINS, by virtue of a Warranty Deed from Stanton P. Parry and wife, Loraine D. Parry, dated June 13, 1974, and recorded in Book 4825, Page 839, in the Register's Office for Davidson County, Tennessee. Glenn M. Jenkins and Janet N. Jenkins remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Janet N. Jenkins; therefore Glenn M. Jenkins is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **516 LEMONT DRIVE, NASHVILLE, TN 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 matters shown on the plat of record at Plat Book 2663, Page 113, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

This property is being sold "AS IS".

WITNESS MY SIGNATURE hereto this 19th day of April, 2016.

GLENN M. JENKINS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GLENN M. JENKINS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of April, 2016.

NOTARY PUBLIC

My commission expires: MATTHEW H. BRYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$199,900.00** .

Janel Johnson
AFFIANT

Sworn to and subscribed to before me this 19th day of April, 2016.

Debbie A. Serbin
NOTARY PUBLIC

DEBBIE A. SERBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

DEBBIE
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OF
TENNES
NOTAR
PUBLIC
WILSON COUN
ERBIN

My commission expires: 2-1-2017