WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $339,900.00.

Affiant

Subscribed and sworn to before me this 6 day of September, 2016

Notary Public
My Commission expires:

(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:
Jeffrey Skaggs	New Owner	072-05-0-117.00
907 Burchwood Avenue		
Nashville, TN 37216		

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 **Jeffrey Skaggs, a single man,** their 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. 48 in Block 1, on the Map of Burchwood Place, Extended, as of record in Book 843, page 101, Register's Office for said County.

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 Robert H. Braswell, married, from Joseph James Colgate, by deed on January 29, 2016, of record in Instrument Number 20160129-0009092, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject 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 843, page 101, Register's Office Davidson County, Tennessee.

This is improved property known as: **907 Burchwood Avenue, Nashville, TN 37216**

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 September 2, 2016.

Robert H. Braswell
Robert H. Braswell

BILL GARRETT, Davidson County
Trans: T20160078217 DEEDWARR
Recvd: 09/07/16 10:20 2 pgs
Fees: 13.00 Taxes: 1257.63

20160907-0093817

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 September 2, 2016

My commission expires 11-6-17

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
JENNIFER R. PIERCE
DAVIDSON COUNTY