WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 3/10/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lethia Francine Bragg Monroe Bragg	Primary Residential Mtg. Inc.	151100a17500co
(NAME) 1749 Londonview Pl.	(NAME) 231 Veterans Pkwy Ste E2	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Frances Ann Richards,*** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lethia Francine Bragg, unmarried and Monroe Bragg, married,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 144, Phase Two, Villages of Long Hunter as shown by plat of record in Plat Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert B Richards and Frances A Richards, by deed of record in Instrument 20030131-0013601 , and further conveyed to Frances Ann Richards by deed from Robert Brian Richards of record in Instrument No. 20141219-00116428, Register's Office for Davidson County, Tennessee.

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

* **unmarried**

unimproved ☐

This is improved ☑ property, known as 1749 Londonview Pl., Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20170001503 DEEDWARR
Recvd: 01/06/17 10:42 2 pgs
Fees:13.00 Taxes:617.90
20170106-0001718

Witness my/our hands this 4th day of January, 2017.

Frances Ann Richards

State of Tennessee
County of Rutherford

Personally appeared before me Frances Ann Richards, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of January, 2017.

Notary Public
My Commission Expires: _____

File No.: 11531

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017