WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of Dec 2016.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20170003015 DEEDWARR
Recvd: 01/11/17 16:07 4 pgs
Fees:23.00 Taxes:703.00

20170111-0003420

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert H. Braswell	Robert H. Braswell	082-04-0-209.00
(NAME)	(NAME)	
896 Sharpe Avenue	168 Charleston Park	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37205-4703	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety Thousand And No/100 Dollars ($190,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **William W. Smith, a married person, and Jackie Smith, a married person, and Wanda Burchette, a married person, and Terry Parker, a married person, and Sherry Parker, a married person**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert H. Braswell, a married man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the West 60 feet of Lots Nos. 8 and 9 on the Plan of Thornby Place which is of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary E. Smith and Charles E. Smith and James H. Smith, Roy Dale Smith, William W. Smith, and Alvin Ray Smith by Deed from Cumberland Builders, Inc. dated November 20, 1980 and recorded November 26, 1980 in Book 5683, Page 242, in said Register's Office for Davidson County, Tennessee. The said Mary E. Smith and James H. Smith having since died on January 12, 2007 and February 13, 2014, respectively, vesting property in their heirs at law William W. Smith, Jackie Smith, Alvin R. Smith, Roy Dale Smith, Charles E. Smith, Wanda Burchette, Terry Parker and Sherry Parker, as set out in the Affidavits of Heirship of Jeffrey Hooper and Cathey Deal, recorded contemporaneously herewith as Instrument Nos. 20170111-0003414 and 20170111-0003415 in the Register's Office for Davidson County, Tennessee and pursuant to the Orders of the Chancery Court for Davidson County, Tennessee, in William W. Smith v. Jackie Smith, et. al, case No. 15-351-IV. See Order Approving Contract and Authorizing Sale of Real Property recorded contemporaneously herewith as Instrument No. 20170111-0003419, in the said register's office.

File Number: GRN-163906FC

Alvin R. Smith has executed a quitclaim deed to William W. Smith, recorded contemporaneoulsy herewith. Roy Dale Smith has executed a quitclaim deed to William W. Smith, recorded contemporaneously herewith. Charles E. Smith has executed a quitclaim deed to William W. Smith, recorded contemporaneously herewith, as Instrument Nos. 20170111-0003416, 20170111-0003417, and 20170111-0003418 in the Register's Office for Davidson County, Tennessee.

The subject propety was never used as the principal residence of the Grantors or their spouses.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 896 Sharpe Avenue, Nashville, TN 37206

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, has 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.

Witness our hands this 18 day of October, 2016

William W. Smith by PM Potempa
William W. Smith, by Patrick Matthew Potempa

Jackie Smith by PM Potempa
Jackie Smith, by Patrick Matthew Potempa

Wanda Burchetty by PM Potempa
Wanda Burchette, by Patrick Matthew Potempa

Terry Parker by PM Potempa
Terry Parker, by Patrick Matthew Potempa

Sherry Parker by PM Potempa
Sherry Parker, by Patrick Matthew Potempa

File Number: GRN-163906FC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

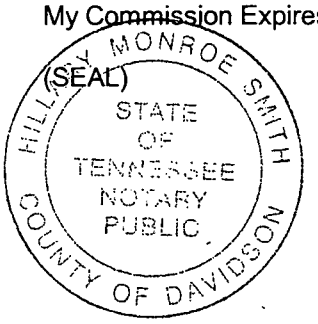
Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Patrick Matthew Potempa, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of William W. Smith, Jackie Smith, Wanda Burchette, Terry Parker, and Sherry Parker, and who acknowledges that he executed the same pursuant to the Order Approving Contract and Authorizing Sale of Real Property, entered by the Honorable Russell T. Perkins, Chancellor for the Chancery Court for Davidson County, Tennessee at Nashville in Case No. 15-351-IV, said Order being recorded contemporeneous to this Warranty Deed.

Witness my hand and official seal, this the 14th of October, 2016.

Notary Public

My Commission Expires: 7/6/20

(SEAL)



True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018



File Number: GRN-163906FC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Patrick Matthew Potempa, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of William W. Smith, Jackie Smith, Wanda Burchette, Terry Parker, and Sherry Parker, and who acknowledges that he executed the same pursuant to the Order Approving Contract and Authorizing Sale of Real Property, entered by the Honorable Russell T. Perkins, Chancellor for the Chancery Court for Davidson County, Tennessee at Nashville in Case No. 15-351-IV, said Order being recorded contemporeneous to this Warranty Deed.

Witness my hand and official seal, this the 14th of October, 2016.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-163906FC