BILL GARRETT, Davidson County
Trans:T20170028908 DEEDWARR
Recvd: 04/05/17 15:30 2 pgs
Fees:13.00 Taxes:1165.50
20170405-0033573

WARRANTY DEED

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$315,000.00.**

Affiant

Subscribed and sworn to before me this 3 day of April, 2017.

Notary Public
My Commission expires: 8-20-19
(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:
Claudia Campbell Lofton and Benjamin Scott Dumas	Mortgage Investors Group	082-03-0-113.00
1117 North 2nd Street	8320 East Walker Springs Lane Suite 200	
Nashville, TN 37207	Knoxville, TN 37923	

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 Braswell**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Claudia Campbell Lofton, an unmarried woman and Benjamin Scott Dumas, an unmarried 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. 64 on the plan of Benedict Land Companys Subdivision, of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 64 fronts 50 feet on the East side of North Second Street and runs back between parallel lines 181 feet to an alley.

Being the same property conveyed to Robert Braswell, married, by deed from Spartan Land & Investments, G.P., a Tennessee general partnership, on August 29, 2016, of record in Instrument Number 20160902-0092827, 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 332, page 40, Register's Office Davidson County, Tennessee.

This is improved property known as: **1117 North 2nd Street, Nashville, TN 37207**

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 April 3, 2017.

Robert 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 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 April 3, 2017

My commission expires 7/8/19

Notary Public

