WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170055488 DEEDWARR
Recvd: 06/28/17 15:54 2 pgs
Fees:13.00 Taxes:1220.63
20170628-0065263

Y-VRES-17-001307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jon Brawner and Mary Ann Brawner	FIRST LIBERTY FINANCIAL MORTGAGE	
(NAME) **1307 Shelton Avenue**	(NAME) 9520 ORMSBY STATION RD. SUITE 20	**072-03-0-337.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) LOUISVILLE, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN K. CADWALLADER, JR. AND REBECCA CADWALLADER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JON BRAWNER AND MARY ANN BRAWNER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Plan of Mora Sharpe Land of record in Plat Book 547, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete described as follows:

Beginning on the Northerly margin of Shelton Avenue extended, at the common corner of Lot Nos. 11 and 12, thence Northwardly with the line between Lot Nos. 11 and 12, 199 feet to a stake; thence Southeastwardly 50 feet to a stake; thence Southwardly 191 feet to a stake on the North margin of Shelton Avenue extended; thence with the North margin of said Avenue Westwardly 50 feet to the beginning.

Being the same property conveyed to John K. Cadwallader, Jr by Warranty deed from Mary Clendening Browder of record in Book 5691, page 454, Register's Office for Davidson County, Tennessee, dated December 15, 1980 and recorded on December 17, 1980. John K. Cadwallader, Jr. having since married. Rebecca Cadwallader joins in this instrument to convey any marital interest she may have in said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 114, Register's Office for Davidson County, Tennessee.
- Driveway Easement of record in Book 5523, Page 243, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1307 Shelton Avenue , Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27th DAY OF JUNE, 2017.

John K. Cadwallader,, Jr.

Rebecca Cadwallader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN K. CADWALLADER,, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA CADWALLADER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212