3 9B

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067674 DEEDWARR
Recvd: 08/07/17 08:13 2 pgs
Fees:13.00 Taxes:869.50
20170807-0080171

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$235,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of August, 2017

Notary Public
My Commission expires: 11/3/2020
(Affix Seal)

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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: |
|---|---|---|
| Patrick Denker | Mortgage Research Center, LLC Attn: Imaging | 071-08[illegible]16.00 |
| 1804 Joy Circle | 3212 Lemone Industrial Blvd, A | |
| Nashville, TN 37207 | Columbia, MO 65201 | |

**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 **Patrick Denker, single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 60 on the plan of Joywood Subdivision, of record in Plat Book 974, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Robert H. Braswell by deed from Becklea GP, a Tennessee general partnership, on Febraury 17, 2017, of record in Instrument Number 20170217-0016798, 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 Plat Book 421, page 40, Register's Office Davidson County, Tennessee.

This is improved property known as: **1804 Joy Circle, 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 August 2, 2017.

Robert H. Braswell

**Robert H. 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 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 August 2, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY