WARRANTY DEED

RUTH HOPE LETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2021

O-VRES-17-3404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Robert H. Braswell	NEW OWNER	
(NAME)	(NAME)	**050-16-0-003.00**
3404 Hunley Drive	168 Charleston Park	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-2504	Nashville, TN 37205	
(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, **CHARLES B. KASTER AND DANIELLE N. PLEASANT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT H. BRASWELL,** 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 Lot No. 59 on the Plan of Sky View of record in Plat Book 2331, Page (s) 54 and 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles B. Kaster and Danielle N. Pleasant, husband and wife by Warranty deed from John P. Bateman, unmarried and Cecil D. Bateman, married of record in Instrument No. 20140311-0020459 Register's Office for Davidson County, Tennessee, dated March 06, 2014 and recorded on March 11, 2014.

SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBERS 20171012-0104674 **and** 20171012-0104675.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 54 and 55, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2444, Page 576, in the Register's Office for Davidson County, Tennessee;
- Easement for Water main of record in Book 2447, Page 305, 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: **3404 Hunley Drive, Nashville, Tennessee 37207-2504**.

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.

Bill Garrett Davidson County
Batch# 12822 **DEEDWARR**
10/12/2017 11:55:08 AM 2 pgs
Fees: $13.00 Taxes: $560.55

20171012-0104676

Witness my/our hand(s) this the 10th DAY OF OCTOBER, 2017.

Charles B. Kaster by Brian Mitchell, Attorney In Fact
Charles B. Kaster by Brian Mitchell, Attorney In Fact

Danielle N. Pleasant by Brian Mitchell, Attorney In Fact
Danielle N. Pleasant by Brian Mitchell, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES B. KASTER AND DANIELLE N. PLEASANT, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES B. KASTER AND DANIELLE N. PLEASANT.

Witness my hand and official seal, this the 10th of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RUTH HOFSTETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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