WARRANTY DEED

HANNAH J BOLLINGER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

B-KW-17-207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: AUGUST 22, 2021
(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)
Daryl Lee Branson	Access National Mortgage.	
(NAME)	(NAME)	**075-13-0-025.00**
207 Bonnabrook Drive	1800 Robert Fulton Drive # 350	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Reston VA 20191	
(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, **MARGARET E. FRENCH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARYL LEE BRANSON,** 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. 365 on the Plan of Section Five, Hermitage Hills of record in Plat Book 3300, Pages 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Bonnabrook Drive at the common corner of Lots Nos. 365 and 364; thence with the line between said two lots, 137.95 feet Southwardly to a point at the common corner of Lots Nos. 365 and 366, 133.3 feet Westwardly to a point in the Easterly margin of Bonnahill Drive; thence along said margin 81.49 feet Northwardly to a point which is the beginning of a curve; thence around said curve 39.27 feet Northeasterly to a point in the Southerly margin of Bonnabrook Drive; thence along said margin 95 feet Eastwardly to the point of beginning.

Being the same property conveyed to Miles O. French and wife, Margaret E. French by Warranty deed from Ed Hodge and Harold Reeves of record in Book 4340, page 926, Register's Office for Davidson County, Tennessee, dated May 31, 1969 and recorded on June 10, 1969. Miles O. French, having since died on November 15, 2008 leaving Margaret E. French the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 1 and 2, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 3222, Page 154, 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: **207 Bonnabrook Drive, Hermitage, Tennessee 37076**.

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# 22877 **DEEDWARR**
11/06/2017 03:18:15 PM 2 pgs
Fees: $13.00 Taxes: $739.96

20171106-0114086

Witness my/our hand(s) this the 1st DAY OF NOVEMBER, 2017.

Margaret E. French
by Daniel J. French, Attorney-in-Fact

Margaret E. French by Daniel J. French,
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, Daniel J. French, 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 MARGARET E. FRENCH by Durable Power of Attorney of record in Instrument No. 20171023-0107935, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said MARGARET E. FRENCH.

Witness my hand and official seal, this the 1st of November, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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