Prepared by:
Continental Title Insurance Co
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

Bill Garrett Davidson County
Batch# 32616 DEEDWARR
12/04/2017 10:25:38 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20171204-0123252

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value for this transfer is $ 130,000.00

Affiant

Subscribed and sworn to before me, this 28th day of November, 2017.

Notary Public – Steven Richardson
My commission expires: 09/20/21

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
AC Homes LLC 115 Elmore Ave Madison, TN 37115	CASH-New Owner	**043-01-0-015.00**

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Odell Braswell and Marie Braswell, Husband and Wife**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **AC Homes LLC, A Tennessee Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a 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. 16 of Block "D" on the Map of East Lawn Subdivision of Edgemeade Farm, as of record in Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the northerly side of Elmore Avenue and runs hack 113.65 feet on the easterly line, and 111.55 feet on the westerly line to a dead line in the rear which measures 50 feet thereon.

Being the same property conveyed to Odell Braswell and wife, Marie Braswell by Deed from Elcie J. Smith, a single person by deed dated June 24, 1986 and filed for record in Book 6897, page 561, Register's Office for Davidson County, Tennessee. The said Marie Braswell is also known as Marie Scott Braswell.

See Power of Attorney of Odell Braswell appointing Teresa B Lee in Instrument No. 20171204-0123250; See Power of Attorney of Marie Scott Braswell appointing Teresa B Lee in Instument No. 20171204-0123251.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The Current year property taxes have been prorated and are being assumed by Grantees herein.

This property is improved property known as 115 Elmore Ave, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully

seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 28th day of November, 2017.

Odell Braswell by Teresa B Lee AIF
Odell Braswell by Teresa B Lee, Attorney in Fact

Marie Braswell by Teresa B Lee AIF
Marie Braswell by Teresa B Lee, Attorney in Fact

State of Tennessee
County of Cheatham

On this 28th day of November, 2017, before me personally appeared Teresa B. Lee, to me known (or proved to me on the basis of satisfactory evidence) to be the Attorney in Fact for and the person who executed the foregoing instrument on behalf of Odell Brasswell and Marie Braswell aka Marie Scott Braswell, and who acknowledged that she executed the same as the free act and deed of Odell Brasswell and Marie Braswell aka Marie Scott Braswell. Teresa B. Lee makes oath that Odell Brasswell and Marie Braswell aka Marie Scott Braswell are alive and well.

Witness my hand, at office, this 28th day of November, 2017.

Steven Richardson
State of Tennessee at Large



My Commission expires 10/14/20