Bill Garrett Davidson County
Batch# 33862 DEEDWARR
12/05/2017 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20171205-0124120

This Instrument Prepared By:
Wendy Geurin Smith
Attorney at Law
6363 Poplar Avenue, Suite 107
Memphis, TN 38119

Once Recorded, Return To:
Title Center of the South
783 Old Hickory Blvd., Ste. 356
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of December, 2017, by and between **FLORETHA F. BRADEN,** party of the first part, and **BRYAN E. ROBINSON,** party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 35 and the easterly 13 feet of Lot No. 36 on the map of Overhill City and W. H. Fox Subdivision of part of Cumberland Nurseries, as of recorded in Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to Floretha F. Braden, by Warranty Deed recorded on November 13, 1998 in Book 11230 at Page 203, Register's Office of Davidson County, Tennessee.

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 said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; that the same in unencumbered, except for:

2017 (and subsequent years) Davidson County, Tennessee real estate taxes, not yet due and payable; restrictions, building lines and easements shown on recorded plat at Plat Book 332 at Page 21 in said Register's Office; rights or claims of parties in possession not shown by public records; roads, ways or easements or claims of easements not shown by public records; liens, or right to liens for services, labor or material imposed by law but not sown by public records; and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title that would be disclosed by an accurate and complete land survey of the property.

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The consideration for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Reginald Braden POA
FLORETHA F. BRADEN
BY: REGINALD BRADEN, Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, REGINALD BRADEN as Attorney in Fact for **FLORETHA F. BRADEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the instrument within for purposes therein contained on behalf of Floretha F. Braden as Attorney in Fact.

WITNESS my hand and seal, this 4th day of December, 2017.

Notary Public

SANDRA MEEKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2020

My commission expires:

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of December, 2017.

Notary Public

SANDRA MEEKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2020

My commission expires:

Property Address: 219 Valeria Street, Nashville, TN 37210

Name and Address of Property Owner: Bryan E. Robinson

Mail Tax Notices To: 1300 Chicken Rd., Lebanon TN 37090
Parcel 119 01 0 466.00

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/10/19

Notary' Seal (if on paper)

