WARRANTY DEED

Bill Garrett Davidson County
Batch# 40476 DEEDWARR
12/21/2017 12:24:00 PM 2 pgs
Fees: $13.00 Taxes: $1,100.75

20171221-0130078

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$297,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF December,2017

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

MICHAEL K. HARRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 083
Robert Braswell	Same	GROUP 08 0
960 Dalebrook Lane		PARCEL 253.00
Nashville, Tennessee 37206		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Ernest P. Waller, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Robert Braswell

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:

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Rosebank Meadows, Phase One, as of record in Book 9700, Page 531, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

Being the same property conveyed to Ernest P. Waller, unmarried, by Warranty Deed from Craighead Development LLC, dated September 24, 1999, and recorded in Book 11677 page 981, in the Register of Deeds Office in and for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **960 Dalebrook Lane, Nashville, Tennessee 37206**.

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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 and official seal at office this 20th day of December, 2017.

Michael L. Waller joins in this conveyance to convey and Quitclaim any interest he may have by operation of law, either as an heir or otherwise held.

Ernest P. Waller

Michael L. Waller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ernest P. Waller, and Michael L. Waller with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027