WARRANTY DEED

Bill Garrett Davidson County
Batch# 50044 DEEDWARR
01/22/2018 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20180122-0006421

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2018

Notary Public

MY COMMISSION EXPIRES: March 13, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carol A. Bragdon Robert B, Bragdon	iServe Residential Lending, LLC, Its Successors and/or Assigns	094120033.00
(NAME)	(NAME)	
1705 Lawncrest Drive	15015 Avenue of Science, #250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	San Diego, CA 92128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Beverly Elder, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carol A. Bragdon and Robert B, Bragdon,** 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 Lot No. 32, on the Plan of Clovernook Subdivision, of record in Book 2900, page 51 and 52, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Beverly Elder, an unmarried woman by Warranty Deed dated October 31, 2006 from Jennifer Williams Langton, married of record in Instrument No. 20061103-0136888 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1705 Lawncrest Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 22nd day of January, 2018.

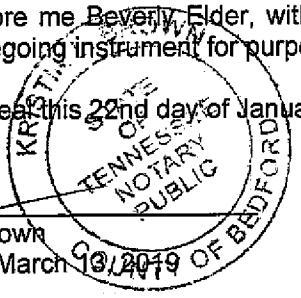
Beverly Elder

Beverly Elder

State of Tennessee
County of Rutherford

Personally appeared before me Beverly Elder, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of January, 2018.



Notary Public Kristin L. Brown
My Commission Expires: March 13, 2019

File No.: 22270

True Copy Certification

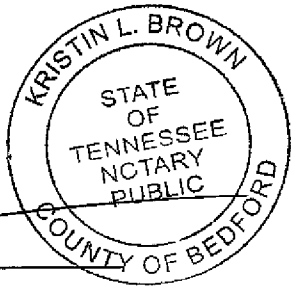
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II 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: 3-13-19