Bill Garrett Davidson County
Batch# 51924 DEEDWARR
01/26/2018 12:43:15 PM 2 pgs
Fees: $13.00 Taxes: $1,008.25
20180126-0008470

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Florence Buckner
3176 Hobson Pike
Nashville, TN 37076

SEND TAX BILL TO:
CMG Mortgage Inc.
3160 Crow Canyon Rd., Ste. 400
San Ramon, CA 94583

MAP/PARCEL 137-00-0-060.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dallas L. Braswell and Merry Beth Braswell, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Florence Buckner, unmarried, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Property lying in the formerly 4th Civil District of Nashville, Davidson County, Tennessee; bounded on the North by property belonging to the United States of America (J. Percy Priest Lake tract #917) of record in Book 3835, page 284, and by U.S.A. Tract #918, on the East and South by property belonging to David Burroughs of record in Book 8717, page 293, also on the South by property belonging to Donald McBroom of record in Book 9329, page 866, and on the West by Hobson Pike (Tennessee Highway 171) and also known as relocated road #6 in the US. Army Corp of Engineers Project #67-R-4 and more specifically described as follows:

Beginning on a U.S. Army Corp of Engineers concrete monument on the East margin of Hobson Pike and being 70.29 feet South of the intersection of Granny White Pike and Robson Pike, being the Northwest corner of the herein described tract, thence South 58 degrees 01' 13" East 577.53 feet to a concrete Corps of Engineers monument at the Northeast corner of this tract and the Northwest corner of Burroughs; thence with Burroughs lines South 9 degrees 54' 44" West 156.50 feet to a 3/4 pipe, 4 high in a fence line; thence South 65 degrees 01' 53" West 88.00 to an iron pin; thence South 3 degrees 18' 57" West 181.27 feet to an iron pin set by an old fence post hole, the Southeast corner of this tract; thence North 86 degrees 25' 42" West 157.92 feet to an iron pin in a fence line by an 8 inch hackberry, McBroom's Northeast corner; thence with McBroom North 86 degrees 45' 49" West 300.94 feet to an iron pin on the East margin of Hobson Pike, the Northwest corner of McBroom and the Southwest corner of this tract; thence with the East margin of Hobson Pike the following: Around a curve to the left with a radius of 1,442.39 for a distance of 40.00 feet to an iron pin; thence North 77 degrees 36' 24" West 10.00 feet to an iron pin; thence around a curve to the left with a radius of 1,432.39 a distance of 240.20 to an iron pin; thence North 6 degrees 54' 24" East to a concrete monument, the point of beginning, according to a survey by Galyon W. Northcutt, TN, RLS No. 1529.

Included but specifically excluded from the above parcel of land is property described as follows:
Being Lot No. 1 on the Plan of Boner Heirs Subdivision, of record in Plat Book 8250, page 824, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dallas L. Braswell and wife, Merry Beth Braswell by Warranty deed from Amsouth Bank of record in Instrument No. 20020517-0060665 Deed of Correction recorded on January 13, 2003 and Instrument No. 20030113-0005082 Register's Office for Davidson County, Tennessee, dated May 10, 2002 and recorded on May 17, 2002.

This is improved property known as: **3176 Hobson Pike, Nashville, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 24th day of January, 2018.

WITNESS MY HAND on this the 24th day of January, 2018

Dallas L. Braswell

Dallas L. Braswell

Merry Beth Braswell

Merry Beth Braswell

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Dallas L. Braswell and Merry Beth Braswell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of January, 2018.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $272,500.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of January, 2018.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 170998