WARRANTY DEED

Bill Garrett Davidson County
Batch# 68743 DEEDWARR
03/13/2018 01:59:21 PM 2 pgs
Fees: $13.00 Taxes: $621.60

20180313-0023746

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$168,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF March,2018.

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

JAMES C SMITH
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 074
Robert Braswell	Same	GROUP 08 0
7027 Bonnafair Drive	,	PARCEL 108.00
Hermitage, Tennessee 37076		

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,

Anthony Branch, a married man

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:

Land in Davidson County, Tennessee, being Lot 654, as shown on the map entitle Hermitage Hills, Section 7, of record in Plat Book 3300, page 62 and 63, 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 conveyed to Christopher Wade Ray, an unmarried man by deed from George T. Swint Jr., of record in Instrument No. 20080825-0087241, see also Instrument No. 20120705-0058874, and Instrument No. 20180308-0021915, Register's Office for said County.

Being the same property conveyed to Anthony Branch, a married man by deed from Christopher Wade Ray, an unmarried man dated March 9, 2018 and recorded in Instrument no. 20180312-0023149 said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

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 **7027 Bonnafair Drive, Hermitage, Tennessee 37076**.

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 9th day of March, 2018.

Anthony Branch

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Anthony Branch, 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 9th day of March, 2018.

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