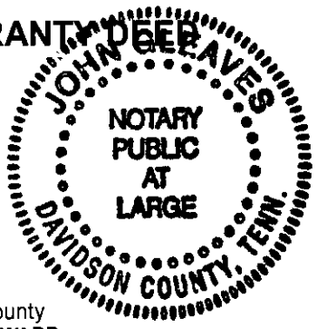
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Robert Braswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22 (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 89649 DEEDWARR
05/08/2018 10:29:55 AM 4 pgs
Fees: $23.00 Taxes: $851.00

20180508-0043874

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Braswell	**New Owner**	
(NAME) **168 Charleston Park**	(NAME)	**83-15-109.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAMONA JAMES KING AND DEATRICE SWETT AND LOLITA KELSO AND THOMAS JAMES AND ANTHONY JAMES, JR AND NORMA JEAN JAMES AND MILDRED G. JAMES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT BRASWELL, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Fortland Park, Section Two, Addition One, of record in Plat Book 2854, Page 85, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Raymond James by Warranty Deed from Larry Winton Farlow and Karen Louise Farlow, both unmarried, recorded November 21, 1990 in Book 8241, Page 523, Register's Office for Davidson County, Tennessee.
The said Raymond James having since died Intestate on November 28, 1998, leaving Mildred G. James (wife), Deatrice Swett (daughter), Lolita Kelso (daughter), Thomas James (son), Ramona James King (daughter) and Anthony James (son) as his Heirs at Law as noted in Affidavit of Heirships of record in Instrument No. 20180508-0043868 & 20180508-0043869, Register's Office for Davidson County, Tennessee.
The said Anthony James having since died Intestate on June 29, 2010, leaving Anthony James, Jr. and Norma Jean James as his Heirs at Law as noted in Affidavit of Heirships of record in Instrument No. 20180508-0043870 & 20180508-0043871, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 85, Register's Office for Davidson County, Tennessee.
- Subject to 2018 County property taxes all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2707 Noonan Drive, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 4th DAY OF MAY, 2018.

Ramona James King

Deatrice Swett by John Gleaves, Attorney-In-Fact

Lolita Kelso

Thomas James by John Gleaves, Attorney-In-Fact

Anthony James, Jr

Norna Jean James

Mildred G. James

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAMONA JAMES KING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2018.

Notary Public
My Commission Expires: 4-18-2024
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOLITA KELSO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY JAMES, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORNA JEAN

Witness my/our hand(s) this the 4th DAY OF MAY, 2018.

Ramona James King

Deatrice Swett by John Gleaves, Attorney-In-Fact

Lolita Kelso

Thomas James by John Gleaves, Attorney-In-Fact

Anthony James, Jr

Norma Jean James

Mildred G. James

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAMONA JAMES KING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOLITA KELSO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY JAMES, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

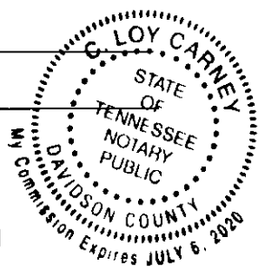
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORMA JEAN

JAMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2018.

Notary Public
My Commission Expires:
(SEAL)

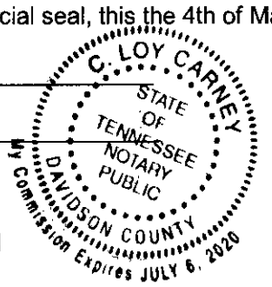


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILDRED G. JAMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2018.

Notary Public
My Commission Expires:
(SEAL)

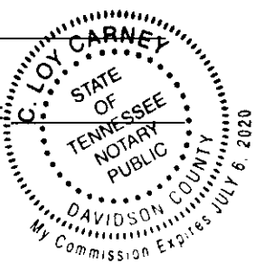


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Deatrice Swett and Thomas James and acknowledged that he/she executed the same as the free act and deed of the said Deatrice Swett and Thomas James, said Power of Attorney is recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 4 day of May, 2018.

NOTARY PUBLIC
My Commission Expires:



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212