Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1220

Bill Garrett Davidson County
Batch# 109659 DEEDWARR
06/27/2018 03:47:31 PM 2 pgs
Fees: $13.00 Taxes: $813.63
20180627-0062225

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert H. Brandon, Trustee of The Brandon Family Trust, dated April 10, 2000,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Imperial Home Group, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bellshire Estates, Section I, as of record in Book 2133, pages 124 and 125, Register's Office for said county.

Being the same property conveyed to James D. Brandon and Virginia H. Brandon, Trustees of The Brandon Family Trust by deed from James D. Brandon and Virginia H. Brandon, dated April 10, 2000, of record in Instrument No. 20000418-0038759, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1127 Bell Grimes Lane, Nashville, TN 37207.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of June, 2018.

The Brandon Family Trust, dated April 10, 2000

Robert H. Brandon, Trustee

State of Tennessee)
County of Davidson)

On this 25th day of June, 2018, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Robert H. Brandon with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of The Brandon Family Trust, dated April 10, 2000 and that he is authorized to execute this instrument, and that he has executed this instrument on behalf of The Brandon Family Trust, dated April 10, 2000 as the Trustee.

Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 219,900.00.

Affiant

Sworn and subscribed before me on this the 25th day of June, 2018.

Notary Public

My Commission Expires: 3/8/22

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Imperial Home Group, LLC 1127 Bell Grimes Lane Nashville, TN 37207	PO BOX 60552 Nashville, TN 37206	041-12-0-006.00