398

WARRANTY DEED

Bill Garrett Davidson County
Batch# 131166 DEEDWARR
08/20/2018 03:46:44 PM 2 pgs
Fees: $13.00 Taxes: $950.90

20180820-0082595

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$257,000.00.**

Affiant

Subscribed and sworn to before me this 17th day of August, 2018.

Notary Public
My Commission expires: 3/8/22

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Opal Mae Whitmore	Century Lending Co	074-08-0-108.00
7027 Bonnafair Drive	9931 Corporate Campus Dr #300	
Hermitage, TN 37076	Louisville, KY 40223	

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Braswell**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Opal Mae Whitmore and Xeno Grady Whitmore, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land ibn Davidson County, Tennessee, being Lot No. 654 on the plan of Hermitage Hills, Section 7, of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Braswell, by deed from Anthony Branch, married man, on March 9, 2018, of record in Instrument Number 20180313-0023746, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 3300, pages 62 and 63, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3300, page 62 and 63, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7027 Bonnafair Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 17, 2018.

Robert Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Braswell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 17, 2018

My commission expires 7/8/19

Notary Public

