Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911475

WARRANTY DEED

Karen Johnson Davidson County
Batch# 191688 **DEEDWARR**
02/05/2019 09:13:03 AM 2 pgs
Fees: $13.00 Taxes: $669.70
20190205-0010747

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2019.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Staton and Kathleen D. Staton 227 Plantation Court Nashville, TN 37221	Same address as new owner	142 05 0A 047.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty One Thousand and 00/100 Dollars ($181,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GEOFFREY B. BRADEN, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM R. STATON AND KATHLEEN D. STATON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Unit No. G-7 together with carport designated G-7-C on the Plan of River Plantation Apartments, Section 2, of record in Book 4460, Page 136 and 137, Register's office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Geoffrey B. Braden by Warranty Deed from Kerry C. Wilson, unmarried, dated October 31, 2008 and recorded in Instrument No. 20081105-0110246, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 227 Plantation Court, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of January, 2019.

GEOFFREY B. BRADEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Geoffrey B. Braden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of January, 2019.

Notary Public

David Webber
Printed Notary Name

My commission expires: 11/16/22

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON