WARRANTY DEED

Karen Johnson Davidson County
Batch# 271454 DEEDWARR
08/14/2019 12:48:02 PM 2 pgs
Fees: $13.00 Taxes: $1,217.30

20190814-0081256

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $329,000.00.

Affiant

Subscribed and sworn to before me this 8 day of August, 20__.

Notary Public
My Commission expires: 4/3/23
(Affix Seal)

STACEY DENOON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dayton L. Hubner	Movement Mortgage	051-14-0-024.00
709 Lemont Drive	8024 Calvin Hall Road	
Nashville, TN 37216	Indian Hall, SC 29707	

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 **Dayton L. Hubner and Elizabeth Kendall,*** **husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Elizabeth K. Kendall

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Gra-Mar Acres, Section 7, of record in Book 2331, page 80, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Robert Braswell, by deed from Cornerstone Investments, Inc. a Tennessee Corporation, on January 11, 2019, of record in Instrument Number 20190114-0003551, 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 2331, page 80, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2481, page 129, Register's Office for Davidson County, Tennessee.

This is improved property known as: **709 Lemont Drive, Nashville, TN 37216**

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-BMR19-769

WITNESS our hands this August 8 (HW), 2019.

Robert Braswell

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 he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 8 (HW), 2019

My commission expires 7/3/23

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY