THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190721825

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2019.

Notary Public
My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 275388 DEEDWARR
08/22/2019 11:07:13 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20190822-0084566

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julia Sullivan 2606 Barclay Drive Nashville, TN 37206	New Owner	Tax Parcel ID No. 083-12-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Steve Braden** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julia Sullivan, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 153 on the Map of Eastland Acres Section II, as of record in Book 2331, Page 7, Register's Office for said County.

Said Lot No. 153 fronts 87.1 feet on the Westerly side of Barclay Drive and runs back 243.3 feet on the North line and 235 feet on the South line to a dead line measuring 60 feet thereon.

Being the same property conveyed by Executor's Deed from Richard Steve Braden, Executor for Estate of Mary Braden to Richard Steve Braden as recorded on the 9th day of March, 2012 in Instrument No. 20120309-0020886, Probate Docket No. 09P-1130 and Warranty Deed from Frank B. Thompson and wife, Doris Irwin Thompson to Richard M. Braden and wife, Mrs. Mary W. Braden as recorded on the 22nd day of July, 1959 in Deed Book 2926, Page 351, in the Register's Office of Davidson County, Tennessee.

Subject property has never been primary, marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EASTLAND ACRES SECTION II, as recorded in Plat Book 2331, Page(s) 7, in the Register's Office of Davidson County, Tennessee.
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2335, Page 386, in the Register's Office of Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4007, Page 90, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2606 Barclay Drive Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2019.

Richard Steve Braden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Steve Braden, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2019.

Notary Public

My Commission Expires: _____

