Karen Johnson Davidson County
Batch# 380591 DEEDWARR
04/01/2020 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20200401-0035083

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 2818 Bransford Avenue, Nashville, TN 37204

File No.: TN-2020-5053-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Braswell	SAME	096 15 0 072.00.
(NAME)	(NAME)	
168 Charleston Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-4703		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty Thousand And No/100 Dollars ($160,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MORRIS WAYNE SMITH AND ERROL SPRINGER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT BRASWELL**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain parcel of land situated in the City of Nashville, County of Davidson, State of Tennessee, being known and designated as Lot No. 88 on the plan of Hickory Bend, Section 3, as of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made a more complete description.

Being the same property conveyed to Diana Lynn Springer by Quit Claim Deed from Errol Gerade Springer recorded 4/20/2006 in Instrument No. 20060420-0045160, Register's Office for Davidson

County, Tennessee. The said Diana Lynn Springer having since died intestate on December 30, 2012, leaving the said property to Morris Wayne Smith and David Errol Springer, her Heirs at Law as evidence of Affidavit of Heirship of record in Instrument Number 202004010035081, said Register's Office. The said David Errol Springer having since died leaving the property to Errol Springer, his Heir-at-Law as evidenced by an Affidavit of Heirship of record in Instrument Number 202004010035082, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3115 Laurel Forest Drive, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 18 day of March, 2020

Errol Springer

STATE OF Mississippi

County OF Lauderdale

I, the undersigned, a Notary Public for the County of Lauderdale and State of ~~Tennessee~~ Mississippi, do hereby certify that **Errol Springer** personally appeared before me this day and acknowledged the due execution of the foregoing instrument. JF

Witness my hand and official seal, this the 18th of March, 2020.

Notary Public

My Commission Expires: Feb. 18, 2022

STATE OF MISSISSIPPI NOTARY PUBLIC JANSEN FREEMAN ID # 108091 Commission Expires Feb. 18, 2022 LAUDERDALE COUNTY

Morris Wayne Smith

STATE OF TN

County OF Davidson

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that **Morris Wayne Smith** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th of March, 2020.

Notary Public

My Commission Expires: 8/1/22

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 6/14/2020

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY