Bk 36

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow, Corp.
2 Cadillac Drive
Brentwood, Tn. 37027

Karen Johnson Davidson County
Batch# 387693 **DEEDWARR**
04/17/2020 12:33:38 PM 2 pgs
Fees: $13.00 Taxes: $1,082.25

20200417-0040542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **292,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 2020

Notary Public

MY COMMISSION EXPIRES: 8/2/21

(AFFIX SEAL)

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 07, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Eason	SAME AS NEW OWNER	MAP
4505 Harding Pike #21-E		PARCEL 116-03-0A-028.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Elizabeth Worrell Braswell and husband, Anthony T. Braswell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Eason, Single Man**

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:

Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901, as amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee, and said premises being more particularly described as follows:

Unit Labeled Apartment 21E of said project as shown on the Plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 2.13690% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Elizabeth Worrell Braswell and husband, Anthony T. Braswell by Warranty deed from Billie Frank Dickinson, a widow of record in Instrument No. 20050506-0051374 Register's Office for Davidson County, Tennessee, dated May 04, 2005 and recorded on May 06, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4505 Harding Pike #21-E, Nashville, TN 37205.**

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 hand(s) this the 16th day of April, 2020.

Elizabeth Worrell Braswell by Samuel F. Anderson, Attorney-in-Fact

Anthony T. Braswell by Samuel F. Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** 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 on behalf of **Elizabeth Worrell Braswell**, as her Attorney in Fact, as the free act and deed of the within named **Elizabeth Worrell Braswell**.

Witness my hand and official seal this the 16th day of April, 2020.

My Commission expires 3-19-23

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** 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 on behalf of **Anthony T. Braswell**, as his Attorney in Fact, as the free act and deed of the within named **Anthony T. Braswell**.

Witness my hand and official seal this the 16th day of April, 2020.

My Commission expires 3-19-23

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public