33282-4
Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 415521 **DEEDWARR**
06/16/2020 10:54:22 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200616-0061908

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00.**

Jordan A MacConnell
Affiant

Subscribed and sworn to before me, this the 15th day of June, 2020.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jordan A. MacConnell **Alvis Earl Lawson, III**	**Churchill Mortgage Corporation**	**041-15-0-018.00**
1212 Bellshire Drive	**1749 Mallory Lane, Ste 100**	
Nashville, TN 37207	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert B. Bragg and Renee L. Bragg, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan A. MacConnell, an unmarried woman and Alvis E. Lawson, III, an unmarried man, as joint tenants with rights of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 306, on the Plan of Bellshire Estates, Section "A", of record in Plat Book 2331, Pages 115-116, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert B. Bragg and Renee L. Bragg, husband and wife by Deed dated November 15, 2019, from Thomas A. Killingsworth, unmarried of record in Instrument No. 20191115-0118237, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 2331, Pages 115-116, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6229, Page 678, said Register's Office.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 1212 Bellshire Drive, Nashville, TN 37207

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 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 my/our hand(s) this 15th day of June, 2020.

Robert B. Bragg

Renee L. Bragg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert B. Bragg and Renee L. Bragg,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2020.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY