BOX 10-A

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0153

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of April, 2021

Notary Public

Commission Expires: _____

Karen Johnson Davidson County
Batch# 618525 **DEEDWARR**
04/20/2021 09:11:59 AM 2 pgs
Fees: $13.00 Taxes: $714.10

20210420-0052516

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Walz 3206 Trails End Lane Nashville, TN 37214	New owner	108-08-0-210.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Timmy W. Braman, Administrator of the Estate of Jeffrey M. Braman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Walz and Melina Camara, husband and wife

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. 241-B on the Plan of Zone Lot Division, Lot Nos. 241, 242 & 243, Larchwood, Section 2, of record in Plat Book 5800, Page 195, as corrected in Book 6212, Page 526 (which revised said lots as previously shown on prior plats of record in Plat Book 5200, Pages 57, 58 and 59, and Plat Book 5200, Pages 207 and 208), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffrey M. Braman, unmarried, by Warranty Deed from Frank C. Batson and wife, Judy W. Batson, of record in Instrument No. 20011001-0105806, in the Register's Office of Davidson County, Tennessee, dated September 26, 2001 and recorded on October 01, 2001. Jeffrey M. Braman died intestate on August 11, 2020. Timmy W. Braman was appointed as Administrator of the Estate of Jeffrey M. Braman with power to sell pursuant to Order to sell Real Property and Order approving the contract pursuant to Docket No. 20P1825, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3206 Trails End Lane Nashville, TN 37214.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of April, 2021.

Estate of Jeffrey M. Braman

By: Timmy W. Braman
Timmy W. Braman, Administrator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned notary public, Timmy W. Braman with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Administrator of the Estate of Jeffrey M. Braman, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Administrator.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of April, 2021.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

