WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/00 15:16 2pgs
Fees:11.00 Taxes:264.08

20001102-0109029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,372.73

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Hazelwood	Victor Hazelwood	149/5/85
(NAME)	(NAME)	
4745 Volunteer Drive	4745 Volunteer Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, William Randall Broadbent and Robert Carl Broadbent and Nancy Lenora Broadbent Mullins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor Hazelwood, 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:

Being Lot No. 105 on the Plan of Terragon Trails, Section 1, as of record in Book 4860, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Garland Ellis Broadbent, by deed of record in Book 7453, Page 667, Register's Office for Davidson County, Tennessee. The said Garland Ellis Broadbent having since died intestate leaving as his sole heirs at law, William Randall Broadbent, Robert Carl Broadbent and Nancy Lenora Braodbent Mullins reference heirship affidavit being recorded simultaneously herewith.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Commerce Union Bank of record in Book 5135, Page 322, said Register's Office with a present unpaid balance of approximately $11,372.73, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This instrument is executed on behalf of Nancy Lenora Broadbent Mullins and Robert Carl Broadbent by William Randall Broadbent as their Attorney In Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 4745 Volunteer Drive, Antioch, TN 37013
(House Number) (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 my/our hand(s) this 20th day of October, 2000.

Nancy Lenora Broadbent Mullins

by William Randall Broadbent
William Randall Broadbent
Atty-In-fact

William Randall Broadbent

Robert Carl Broadbent

by William Randall Broadbent
William Randall Broadbent
Atty-In-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Randall Broadbent 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 for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of October, 2000.

Commission expires: 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of October, 2000, before me personally appeared William Randall Broadbent, the person who executed the foregoing instrument on behalf of Robert Carl Broadbent and Nancy Lenora Broadbent Mullins and who acknowledged that he executed the same as the free act and deed of the said Robert Carl Broadbent and Nancy Lenora Broadbent Mullins, through Power of Attorney granted him by the said Robert Carl Broadbent and Nancy Lenora Broadbent Mullins.

Witness my hand and official seal at Nashville, Tennessee this 20th day of October, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public