WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2001.

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
Brandon D. Bohannon	National Bank of Commerce	150-5-37
(NAME)	(NAME)	
3016 Anderson Road	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37212	
(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, Edward Roy Broadstoneand wife, Jane W. Broadstone, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon D. Bohannon, married, 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. 157 on the Plan of Section I, Cherry Hills, as of record in Book 3842, page 124, Register's Office for said County, to which plan reference is here made for a more particular description.

Being the same property conveyed to Edward Roy Broadstone and wife, Jane W. Broadstone by deed of record in Book 6307, page 718, said Register's Office.

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

This deed is being executed by Carolyn Adcock for Edward R. Broadstone by POA recorded simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 3016 Anderson Road, 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.

Davidson County DEEDWARR
Recvd: 02/28/01 09:21 2pgs
Fees:11.00 Taxes:395.90
20010228-0018411

Witness my/our hand(s) this 16th day of February, 2001.

Edward Roy Broadstone
by Carolyn Adcock
Attorney-in-Fact

Edward Roy Broadstone

Jane W. Broadstone
by Carolyn Adcock
Attorney-in-Fact

Jane W. Broadstone

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of February, 2001, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Edward Roy Broadstone and Jane W. Broadstone and who acknowledged that Carolyn Adcock executed the same as the free act and deed of the said Edward R. Broadstone and Jane W. Broadstone, through Power of Attorney granted to her by the said Edward R. Broadstone and Jane W. Broadstone.

Witness my hand and official seal at Nashville, Tennessee this 16th day of February, 2001.

Commission expires: May 26, 2002

Elizabeth E. Zplett
Notary Public