File: Box 13

# WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Linda J. Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2001.

Elabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Glenn Springer (NAME) | Columbia National, Inc. (NAME) | 61-12-100 |
| 1137 Greenland Avenue (ADDRESS) | P.O. Box 3050 (ADDRESS) | |
| Nashville, Tennessee 37216 (CITY) (STATE) (ZIP) | Columbia, MD 21045-6050 (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, Mildred O. Broyles, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn Springer unmarried, 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 the east part of Lot No. 21; the west part of Lot No. 23 on the Map of the Subdivision of a part of the Greenland tract, of record in Book 421, Page 40, Register's Office for said County, described as follows:

Beginning at a point in the center line of Greenland Avenue 33.1 feet west of the common corner of Lots No. 21 and 23, being the southeast corner of the property conveyed to John B Bates and wife, of record in Book 2700, Page 551, said Register's Office; thence along Bates' east line, northerly 405.2 feet to a point which is 33.7 feet west of the corner of Lots No. 21 and 23; thence easterly 80.5 feet to a point; thence southerly 411.7 feet to the center line of Greenland Avenue; thence with said center line, westerly 80 feet to the beginning.

Being the same property conveyed to J. Elma Broyles and wife, Mildred O. Broyles, , by deed of record in Book 6157, Page 658, Register's Office for Davidson County, Tennessee. J. Elma Broyles having since died.

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

This instrument is executed on behalf of Mildred O. Broyles by Jay Anthony as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument 20010621-0065778, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 1137 Greenland Avenue, Nashville, TN 37216
(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: 10/31/01 12:57 2pgs
Fees:13.00 Taxes:421.80

20011031-0118841

Witness my/our hand(s) this 17th day of October, 2001.

Mildred O. Broyles
Mildred O. Broyles
by Jay Anthony

STATE OF

COUNTY OF

On this the 17th day of October, 2001 before me personally appeared Jay Anthony, the person who executed the foregoing instrument on behalf of Mildred O. Broyles and who acknowledged that he executed the same as the free act and deed of the said Mildred O. Broyles, through Power of Attorney granted him by the said Mildred O. Broyles.

Witness my hand and official seal at this 17th day of October, 2001.

Commission expires: 05/03/05

Marinda Marie Pullen
Notary Public

MARINDA MARIE PULLEN
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 05-03-05