WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

JULY 26, 2003
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason L. Broderick	**First Residential Mortgage Network, Inc.**	**132-1-25**
(NAME) **4043 Lealand Lane**	(NAME) **2630 Elm Hill Pike**	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37214**	
(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, SARA CATHERINE GIBSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JASON BRODERICK, 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:

SITUATED in District No. _____ of Davidson County, Tennessee, being a part of Lot No. 199 on the Map of Rolling Meadows Subdivision, of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the Westerly margin of Lealand Lane, at the corner of Lots Nos. 199 and 200; thence with the line between said lots westerly 130 feet to a point in said line, said point being 20 feet east of the Northwest corner of said Lot No. 199; thence South 30 deg. 12 min. West 178.7 feet, more or less, to a point in the Southerly line of said Not No. 199, said point being 20 feet east of the common corner of Lots Nos. 198 and 199; thence Eastwardly with the line between Lots Nos. 198 and 199, 214 feet to an iron pin in the Westerly margin of Lealand Lane; thence with the margin of same northerly 148 feet to the point of beginning.

Being the same property conveyed to Sara Catherine Gibson by deed from David Burford Allen, Executor of record in Instrument No. 20020524-0063829 Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **4043 Lealand Lane, Nashville, TN 37204**

(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 hand this 27th day of June, 2002.

Sara Catherine Gibson

Sara Gibson

Davidson County DEEDWARR
Recvd: 07/02/02 15:52 2pgs
Fees:13.00 Taxes:518.00

20020702-0079695

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 Sara Gibson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2002

Commission expires: July 26, 2003

Shannon Philbin Notary Public

