THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22201-01-2004** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: *$244,900.00.* David A. Broerman **Affiant** Subscribed and sworn to before me this 22nd day of January, 2004. **Notary Public** My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: David A. Broerman 7701 Hansrote Cove Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.141-14-A Parcel No. 034.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brad A. Greenbaum and wife, Lisa T. Greenbaum**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David A. Broerman, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in *Davidson County, Tennessee*, more particularly described on Exhibit "A" hereto.

This is Improved property located at **7701 Hansrote Cove, Nashville, TN, 37221**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of January, 2004.

Brad A. Greenbaum
Brad A. Greenbaum

Lisa T. Greenbaum
Lisa T. Greenbaum

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brad A. Greenbaum and Lisa T. Greenbaum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/29/04 15:04 2pgs
Fees:13.00 Taxes:906.13

20040129-0011352

EXHIBIT "A"

Land in Davidson, Tennessee, being Lot No. 34 on the Plan of Hanover Park of Sheffield, as of record in Plat Book 9700, pages 154-156, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brad A. Greenbaum and wife, Lisa T. Greenbaum by deed dated 6/22/98 from Beazer Homes Corp. d/b/a Phillips Builders, Inc., a Tennessee corporation of record in Book 10989, Page 562, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Declaration of Covenants, Conditions and Restrictions for Hanover Park of record in Book 10020, Page 110; amended in Book 10301, Page 178; and in Book 10640, Page 950 Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3) Dedication of common area to Hanover Homeowners Association, Inc. of record in Book 10907, Page 505, Register's Office for Davidson County, Tennessee.
4) Charter of Incorporation of Hanover Park Homeowners Assocation, Inc. of record in Book 10024, Page 619, Register's Office for Davidson County, Tennessee.
5) All matters appearing on the Plan of of record in Plat Book 9700, page 154-156 and Book 7900, Page 999, Register's Office for Davidson County, Tennessee.
6) Easement of record in Book 3817, Page 891, Register's Office for Davidson County, Tennessee.