File No. 40100

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/04 14:27 2pgs
Fees:13.00 Taxes:495.80

20040305-0025620

MIGNON SMELSER NOTARY PUBLIC AT LARGE My Commission Expires Nov. 27, 2007 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-27-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rollie Reynolds	America's Wholesale Lender	53-14-28.00
(NAME)	(NAME)	
303 Nawakwa Trail	7105 Corporate Drive PTX-A-195	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Plano, TX 75024	
(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, Judy McBroom Thomas and Janis McBroom Hannah, devisees of Earl McBroom, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rollie Reynolds, an unmarried man, 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:

TRACT NO. 1: Being Lot No. 2 on the Map of Nawakwa Hills, Powwow Addition, Section No. 1 as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50.13 feet on the southerly side of Nawakwa Trail and extends back 192.9 feet on the easterly line and 196.4 feet on the westerly line to the northern boundary line of Lot No. 10, measuring 50 feet thereon.

TRACT NO. 2: Being Lot No. 1 on the Map of Nawakwa Hills, Powwow Addition, Section No. 1 as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 49.13 feet on the southerly side of Nawakwa Trail and extends back 196.4 feet on the easterly line and 200 feet on the westerly line with the easterly margin of a one foot strip to the northern boundary line of Lot No. 10, measuring 49 feet thereon.

INCLUDED IN THE ABOVE BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Being the easterly 10 feet of Lot No. 2 on the Map of Nawakwa Hills, Powwow Addition, Section No. 1 as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Said easterly 10 feet of Lot No. 2 being part of the same property conveyed to Van McCormack and wife, Sarah Elizabeth McCormack by deed from Earl McBroom and wife, Inez G. McBroom of record in Book 4385, page 107, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Earl McBroom and wife, Inez G. McBroom by deed from A. Alexander Corporation of record in Book 4048, page 479, Register's Office for Davidson County, Tennessee. Inez G. McBroom died on April 24, 1994 leaving Earl McBroom as the surviving tenant by the entireties. Earl McBroom (a/k/a James Earl McBroom) died testate on April 23, 2001. Under the terms of the Last Will and Testament of James Earl McBroom, filed for probate in the Probate Court for Davidson County, Tennessee, Docket No. 01P-835, and of record by Instrument No. 200208070094855, Register's Office for Davidson County, Tennessee, subject property was devised to Judy McBroom Thomas and Janis McBroom Hannah.

Subject to a(n) sanitary sewers and/or storm drainage easement of record in Book 7121, Page 101, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 303 Nawakwa Trail, Madison, TN 37115

(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

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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 our hands this 27th day of February, 2004.

Judy McBroom Thomas

Janis McBroom Hannah

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 Judy McBroom Thomas and Janis McBroom Hannah, the bargainor(s), 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 and official seal this 1st day of March, 2004.

Commission expires:

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires JUN. 24, 2004

Notary Public