WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/05/04 15:18 2pgs
Fees:13.00 Taxes:347.80

20040505-0051618

#1085
Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Staci L. Johnsey	Countrywide Home Loans	52-13B-115
(NAME)	(NAME)	
2340 Benay Road	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75266-0694	
(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, Robert Brodrick and wife, Evelyn P. Brodrick, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Staci L. Johnsey, 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:

Being Unit No. 153 on the First Revision, Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section I, of record in Plat Book 9700, Page 283, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert Broderick and wife, Evelyn P. Broderick, by Warranty Deed from Fox Ridge Homes, Inc., of record in Book 10662, Page 25, Register's Office for Davidson County, Tennessee.

Robert Brodrick and Robert Broderick are one and the same person. Evelyn P. Brodrick and Evelyn P. Broderick are one and the same person.

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

This instrument is executed on behalf of Robert Brodrick and wife, Evelyn P. Brodrick by Renee' Brodrick Tassi as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040505-0051617, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2340 Benay Road, Nashville, TN 37214

(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 our hands this 15th day of April, 2004.

Robert Brodrick By Renee Brodrick Tassi

Robert Brodrick by Renee' Brodrick Tassi as Attoreny-in-Fact

Evelyn P. Brodrick by Renee Brodrick Tassi

Evelyn P. Brodrick by Renee' Brodrick Tassi as Attorney-in-Fact

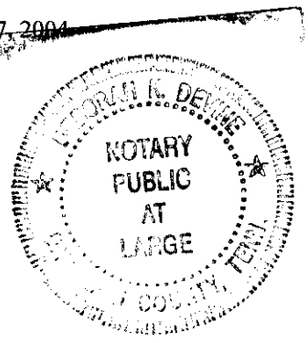
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of April, 2004, before me personally appeared Renee' Brodrick Tassi, the person who executed the foregoing instrument on behalf of Robert Brodrick and Evelyn P. Brodrick, and acknowledged that she executed the same as the free act and deed of the said Robert Brodrick and Evelyn P. Brodrick, through Power of Attorney granted Renee' Brodrick Tassi by the said Robert Brodrick and Evelyn P. Brodrick.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public