WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

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
Scott Atkinson	**Sumner County Bank & Trust Company**	**115-11-71**
(NAME)	(NAME)	
6336 Bresslyn Road	240 W. Broadway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Gallatin, TN 37066	
(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, **David Broudy and Virginia Nixon, brother and sister and as sole surviving divisees under the Last will and Testament of their mother, Jerie Ellen Broudy, referenced in the derivation clause below**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Atkinson and Matt Hutcheson, as tenants in common without right of survivorship**, 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 Lot No. 258 on the plan of West Meade Farms, Inc., Section P of record in Book 2133, page 22 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leonard Broudy and wife, Jerie E. Broudy by deed from James E. Covington, Clerk and Master, of record in Book 2995, page 365, said Register's Office, the said Leonard Broudy having died on April 12, 1998, predeceasing his wife who died December 9, 2003, leaving a Last Will and Testament that was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee on January 23, 2004, in case number 04P163, and recorded in Volume 5567, Page 1383701 in the minutes of said court, and subsequently recorded as Instrument No. 20040624-0075169 in said Register's Office. Under the provisions of Item V, the alternate residuary clause of the aforesaid Last Will, the testatrix, Jerie Ellen Broudy (one and the same as Jerie E. Broudy) devised the remainder of her property, including the real property hereinabove described equally to her three children, David Broudy, Candace Ledford and Virginia Nixon. However, Candace Ledford had predeceased her mother having died on September 12, 1996, thus invoking the provisions of Item X under Jerie Ellen Broudy's Last Will and Testament which vested Candace Ledford's undivided one-third (1/3) interest in the aforesaid property collectively in her surviving spouse and any surviving issue she may have had. In the aforesaid Probate case cited above, it was determined that the said Candace Ledford had no surviving issue, but did have a surviving spouse, namely, James Brian Ledford, who executed a "Disclaimer of Interests" pursuant to TCA 31-1-103 that was filed in the aforesaid Probate case and recorded as Instrument No. 20040218-0018686 in said Register's Office. As a result of Mr. Ledford having rejected any interest in the above described real property under Mrs. Broudy's Last Will and Testament, her only other two surviving children, David Broudy and Virginia Nixon, the Grantors herein, each became vested with a fifty percent (50%) undivided interest in the above described property by operation of law.

This conveyance is subject to any easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **6336 Bresslyn Road, Nashville, TN 37205**

(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: 06/24/05 14:39 2 pgs
Fees:13.00 Taxes:962.00

20050624-0073059

Witness our hands this 27th day of May, 2005.

David Broudy

Virginia Nixon

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 David Broudy and Virginia Nixon, the bargainors, 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 at Nashville, Tennessee this 27th day of May, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007