WARRANTY DEED

321.53
3.

Davidson County DEEDWARR
Recvd: 12/29/05 10:48 2 pgs
Fees:13.00 Taxes:321.53

20051229-0156064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebekah Dawn Broome	GMFS, LLC	118-04-0/3.00
(NAME)	(NAME)	
523 Waycross Dr.	7389 Florida Blvd, Suite 200 A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Baton Rouge, LA 70806	
(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, **Sandra Nowak nka Sandra Nowak Hudson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebekah Dawn Broome, 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:

Land in Davidson County, Tennessee, being a tract marked "Reserved" on the Plan of Melrose Heights, Section 2, as of record in Book 1835, Page 97 Register's Office for Davidson County, Tennessee, and described according to a survey made by John B. Kohl, III, January 24th, 1975, as follows:

Beginning at a point on the easterly margin of Waycross Drive, said point being the common corner of Lot No. 1 and said tract marked "Reserved", thence eastwardly 110 feet to a point at the common corner of Lots Nos. 1 and 2 and the said tract marked "Reserved", thence northeastwardly 114.14 feet to a point; thence westwardly 190.28 feet to a point on the easterly margin of Waycross Drive; thence with the said easterly margin o Waycross Drive southwardly 91.64 feet to the point of beginning.

Being the same property conveyed to Sandra Nowak by Warranty Deed from William Jackson Brown and wife, Mary Irwin Brown dated October 25th, 1978 and filed for record in Book 5356, Page 926 in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines, if any easements and rights of way for public utilities.

unimproved ☐

This is improved ☒ property, known as 523 Waycross Dr., Nashville, TN 37211

(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 December, 2005.

Sandra Nowak

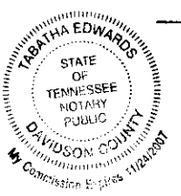
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Sandra Nowak Hudsonthe bargainor (s), 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 December, 2005.

Commission expires:



Notary Public