03

Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/06 08:25 2 pgs
Fees:13.00 Taxes:835.28

20060530-0062645

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. and Linda Gail Y. Hough	MORTGAGE EXPRESS, INC.	
(NAME)	(NAME)	
4724 Abbay Drive	7200 S. 84TH ST.	Map 147-02-0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	LAVISTA, NEBRASKA 68128	Parcel 011.00
(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, **DANIEL J. BROUSSARD AND WIFE, LINDA M. BROUSSARD**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER J. HOUGH AND WIFE, LINDA GAIL Y. HOUGH**, 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. 358 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, Page 131, Register's Office for said County, described as follows:

Beginning at a concrete monument in the east margin of Abbay Drive at the end of a turn into Lynn Drive; thence with the margin of Abbay Drive, northerly 74.9 feet to a concrete monument; thence easterly 149.9 feet to a concrete monument; thence southerly 58.86 feet to concrete monument in the north margin of Lynn Drive; thence with margin of said Drive, westerly 135.6 feet to a concrete monument at the beginning of a curve; thence around said curve, northwesterly 42.68 feet to the point of beginning.

Being the same property conveyed to Daniel J. Broussard and wife, Linda M. Broussard by Warranty Deed from Daniel C. Moore, married, of record in Instrument No. 20050314-0027942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4724 Abbay Drive, Nashville, TN 37211

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.

In witness whereof, Brenda Lane as attorney-in-fact for Daniel J. Broussard and Linda M. Broussard, pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20060530 - 0062644, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Daniel J. Broussard and Linda M. Broussard, this 22nd day of May, 2006.

DANIEL J. BROUSSARD

Daniel J. Broussard By Brenda Lane
BY: Brenda Lane, Attorney in Fact

LINDA M. BROUSSARD

Linda M. Broussard By Brenda Lane
BY: Brenda Lane, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Brenda Lane, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Daniel J. Broussard, and who acknowledged that she executed the same as the free act and deed of Daniel J. Broussard.

Witness my hand and official seal at Nashville, Tennessee on this 22nd day of May, 2006.

Commission expires: 1/23/10

RACHEL LOAYZA STATE OF TENNESSEE EXP. 1/23/10 NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Brenda Lane, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Linda M. Broussard, and who acknowledged that she executed the same as the free act and deed of Linda M. Broussard.

Witness my hand and official seal at Nashville, Tennessee on this 22nd day of May, 2006.

Commission expires: 1/23/10

RACHEL LOAYZA STATE OF TENNESSEE EXP. 1/23/10 NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public