WARRANTY DEED

File Box 9B
First Title & Escrow Co., Inc.
25676

Davidson County DEEDWARR
Recvd: 07/21/06 14:07 3 pgs
Fees:18.00 Taxes:2053.50

20060721-0088285

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2006.

Susan B. Mott
State of Tennessee
Notary Public
Williamson, County

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20060156

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Elizabeth Broyhill	Wells Fargo Bank, N.A.	116-12-0 103.00
(NAME) 3700 Estes Road	(NAME) P.O. Box 10304	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Des Moines, IA 50306-0304	
(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 S. Baldwin and wife, Sheila Baldwin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. Elizabeth Broyhill, an unmarried person, 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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3700 Estes Road, Nashville, TN 37215

(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. 14th day of July, 2006.

Robert S. Baldwin

Sheila Baldwin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

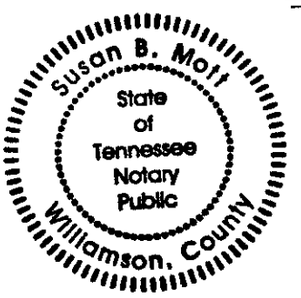
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert S. Baldwin and wife, Sheila Baldwin the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of July, 2006.

Commission expires: 1-16-08

Susan B. Moff

Notary Public



RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

EXHIBIT A

LAND in Davidson County, Tennessee, being the northerly 215 feet of the westerly 318 feet of Lot No. 6 on the Plat of A Subdivision of the West Part of Lot No. 2 of the Henry Compton Land, as of record in Book 547, page 47, Register's Office for said County.

SAID part of Lot No. 6 fronts 215 feet on the easterly side of Estes Avenue, formerly the Compton Road, and runs back between parallel lines 318 feet to a dead line.

Being the same property conveyed to Robert S. Baldwin and wife, Sheila Baldwin by deed dated July 23, 1985 from J. Cooper Lilly and wife, Sally R. Lilly, of record in Book 6612, page 817, Register's Office for Davidson County, Tennessee.