THIS INSTRUMENT PREPARED BY:
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
MERS
PO Box 2026
Flint, MI 48501-2026

MAP PARCEL NUMBERS
Map & Parcel No.: 86.09-0-52.00

Davidson County DEEDWARR
Recvd: 03/22/07 12:39 2 pgs
Fees:13.00 Taxes:490.25
20070322-0034922

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of **September, 2006,** by and between **Andrew J. Broderick and Cathey M. Broderick, husband and wife**, party of the first part, and **Melanie Jordan and Jason D. Jordan, wife and husband**, party of the second part,

WITNESSETH: That for and in consideration of **$132,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows. to-wit:

Being Lot No. 59 on the plan of Section Three, Lakeside Woods Estates, of record in plat Book 7900, pages, 218, 219 and 200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Andrew J. Broderick and Cathey M. Broderick, husband and wife by deed from John W. Chamberlain and Pamela R. Chamberlain, husband and wife, of record in Book/Instrument No. 11241, page 806, Register's Office, Davidson County, Tennessee, dated 12-2-98 and recorded 12-8-98.

The above referenced property is also known as 3613 Pierside Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in plat Book 7900, pages, 218, 219 and 200; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Andrew J. Broderick

Cathey M. Broderick

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrew J. Broderick and Cathey M. Broderick, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of September, 20 06.

My commission expires 2/27/10

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$132,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of September, 2006.

Notary Public
My Commission Expires: 2/27/10

PROPERTY ADDRESS:
3613 Pierside Dr.
Hermitage, TN 37076

Name and Address of New Owner:
Melanie & Jason Jordan
3613 Pierside Dr.
Hermitage, TN 37076