Davidson County DEEDWARR
Recvd: 08/21/07 10:12 2 pgs
Fees:13.00 Taxes:776.63

20070821-0099929

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $209,900.00

Affiant

Subscribed and sworn to before me
This 10th day of Aug, 2007

Notary exp: 12.30.09

WILSON COUNTY LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC

Address of new owners:
7060 Bridgeport Drive
Nashville, TN 37221

Send tax bills to:
SAME

Map & Parcel:
126-16A-249CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Jeffrey David Broome and wife, Kristin Kenya Broome** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Melissa Kanning** & Zach Hubbard hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot Number 399 on the Plan of Final Plat Riverwalk Phase 2A, Section 1 as shown on plat of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey David Broome and wife, Kristin Kenya Broome by deed from Corinthian Custom Homes, Inc. A Tennessee Corporation of record in Instrument No. 20040707-0080807 dated July 7, 2004 in the Register's Office for Davidson County, Tennessee.

The 2007 County property taxes have been prorated between the two parties.

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

x The property is improved with an address of: **7060 Bridgeport Drive Nashville, TN 37221**

OR The property is unimproved.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that she is 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 herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 10 day of August, 2007.

Jeffrey David Broome by John Fairhead HF

Kristin Kenya Broome by John Fairhead HF

STATE of Tennessee
COUNTY of Davidson

Personally Appeared before me, the undersigned authority, a Notary Public in and for said County and State, **John Fairhead**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said, **John Fairhead** to me known to be the person who executed the foregoing instrument in behalf of **Jeffrey David Broome and Kristin Kenya Broome**, acknowledged that he executed the same as the free act and deed of said **Jeffrey David Broome and Kristin Kenya Broome**, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said **Jeffrey David Broome and Kristin Kenya Broome**, and appearing of record as instrument no. 20070821000 99928, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on this the 10 day of August, 2007.

Rebecca D. Price
Notary Public

My commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010