WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/08 15:48 2 pg
Fees:13.00 Taxes:885.78

20081008-0102232

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,400.00

Terrell Broady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2008.

Danny L. Smith
Notary Public

MY COMMISSION EXPIRES: 5/15/2010 (AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jay H. Smith, Attorney, 95 White Bridge Rd., Ste 401, Nashville, TN 37205, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrell Broady	Terrell Broady	48-019.00
(NAME) 4899 Clarksville Pike	(NAME) 4899 Clarksville Pike	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Whites Creek, TN 37189	
(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, I, **Doris Campbell Horner, individually and as Trustee of the Doris Campbell Horner Revocable Living Trust dated March 11, 2007**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terrell Broady and wife, Byrettia Broady**, 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

unimproved ☐

This is improved ☒ property, known as 4899 Clarksville Pike, Whites Creek, TN 37189
(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 29th day of September, 2008.

Doris Campbell Horner
Doris Campbell Horner, Trustee

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Doris Campbell Horner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of the Doris Campbell Horner Revocable Living trust, dated March 11, 2007 and that she, acting in such capacity, and authorized to do so, executed the foregoing instrument for the purposes therein contained as her free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 29th day of September, 2008.

Commission expires: 5/15/2010

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Danny L. Smith
Notary Public

EXHIBIT A

A tract of land in the 14th, formerly 24th, Civil District of said County, being part of Tract No. 6 on the plan of the Helen Graves Land, as of record in Plan Book 3, Page 5, Chancery Court at Nashville, and described according to a map by J.H. Dickson, dated May 25, 1950, as follows:

Beginning at a post in eh southwesterly margin of U.S. Highway 41-A, or State Highway No. 112, where the same intersects the westerly line of Tract 6 on said plan; thence South 2 degrees West 34.6 poles to a point in the northeasterly margin of Dry Fork Road; thence with the margin of the same, South 58 ½ degrees East 15.6 poles to a point in said road; thence North 16 ½ degrees east 30.4 poles to an iron pin in the southwesterly margin of said State Highway No. 112; thence with the margin of the same, North 55 degrees West 24 poles to the beginning, containing 3.68 acres, more or less.

This being the same property conveyed to Doris Campbell Horner, Trustee of the Doris Campbell Horner Revocable Living trust, dated March 11, 2007 by Quit Claim Deed from Elnor Doris Horner, dated June 30, 2008, filed of record on July 24, 2008, in Instrument No. 20080724-0076108, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plan Book 3, Page 5, and covenants of record Book 1849, Page 121, in the aforesaid Register's Office; and the 2008 County Taxes.