This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike , Suite 2
PO Box 140255
Nashville, TN 37214

Recording Information:

Davidson County DEEDWARR
Recvd: 09/02/09 13:03 2 pgs
Fees:13.00 Taxes:928.70
20090902-0082483

ADDRESS NEW OWNER:
Mitchel M. and Rebecca A. Beverly
225 Stoner's Glen Court
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MAP **75-15- 0**
GROUP **A**
PARCEL **225 - CO**

Mortgagee
Franklin American Mortgage
501 Corporate Centre Dr., Ste 400
Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert R. Broadbooks,** a married man, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Mitchel M. Beverly and wife, Rebecca A. Beverly**, 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:

A tract or parcel of land in Davidson County, Tennessee; Being Lot / Unit 225, on the Plan of Phase Three, Stoner's Glen, of record in Instrument 20010726-0079444, and corrected in Instrument 20020319-0034160, 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 Robert R. Broadbooks, a married man, by deed from Frank Batson Homes, Inc. dated April 21, 2003, of record in Instrument no. 20030424-0055318, Register's Office for Davidson County, Tennessee.

Carol Broadbooks, spouse of Robert R. Broadbooks, hereby joins in the execution of this instrument to convey all her marital interest.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants, provisions and By-Laws contained in an instrument of record in Instrument 20000526-0052723; Instrument 20001215-0123565; and Instrument 20020115-0006136, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Instrument 20010726-0079444; and corrected in Instrument 20020319-0034160, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in 20010726-0079444; and corrected in Instrument 20020319-0034160 Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 225 Stoner's Glen Court, Hermitage, Tennessee 37076.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 27th day of August, 2009.

Robert R. Broadbooks

Carol Broadbooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert R. Broadbooks and wife, Carol Broadbooks,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of August, 2009.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES
JULY 24, 2011

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $251,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of September ~~August~~, 2009.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011

CERTIFICATION

I, Rebecca R. Waynick , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of TennesseeCounty of Davidson
On this 2nd day of September, 2009, personally appeared before me, Toni M. Waynick, a notary public for this county and state, Rebecca R Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Toni M. Waynick

TONI M WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 24, 2012