# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$110,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of December, 2009.

Notary Public

My commission expires: 12/21/09

(AFFIX SEAL)

TRACY A. HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 12/09/09 12:39 3 pgs
Fees:18.00 Taxes:407.00
**20091209-0112579**

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Leah R. Mullins** | Leah R. Mullins | **Map 041-11, Parcel 059** |
| **3937 Stilton Drive** | 3937 Stilton Dr. | |
| **Nashville, TN 37207** | Nashville TN 37207 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Frances Sutton , Barbara Broersma, Teal Broersma and Kenneth Broersma, as Devisees under the Last Will and Testament of Frances Jeanette Broersma, deceased, joined by Dorothy Edging, Executrix of the Last Will and Testament of Frances Jeanette Broersma, deceased,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Leah R. Mullins**

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:

**LAND in Davidson County, Tennessee, being Lot No. 386 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, page 115 & 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.**

**BEING the same property conveyed to Lee Raymond Broersma, and wife, Frances Crompton Broersma, by Deed from Gaines and Gregory Construction Company, Inc., of record in Book 2802, Page 345, Register's Office for Davidson County, Tennessee. The said property was divested from Lee Raymond Broersma and reinvested in Frances Jeanette Broersma, by Final Divorce Decree of record in Book 6185, Page 988, dated July 25, 1974, said Register's Office. Frances Crompton Broersma being one and the same as Frances Jeanette Broersma. The said Frances Jeanette Broersma died on May 5, 2007, leaving a Last Will and Testament dated May 11, 1992, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 07P-905. Pursuant to the provisions of said Will, Dorothy Edging was appointed to serve as Executrix for the estate of Frances J. Broersma. As set out in said Will, the property was devised to Frances Sutton, Barbara Broersma, Teal Broersma and Kenneth Broersma.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.**

**Barbara Broersma acknowledges that she was granted a right to purchase the property as set forth in said Will of Frances Jeanette Broersma. The said Barbara Broersma acknowledges and agrees that she has waived any purchase option on the property and that the Grantee named herein shall and does hereby receive title to the property free and clear of any remaining interest of Barbara Broersma.**

This is improved (_X__) Unimproved (____) property, known as: **3937 Stilton Drive, Nashville, TN 37207**

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 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/our hand(s) this **4th** day of **December, 2009.**

Frances Sutton
**Frances Sutton, Devisee**

Teal Broersma
**Teal Broersma, Devisee**

Barbara Broersma
**Barbara Broersma, Devisee**

Kenneth Broersma
**Kenneth Broersma, Devisee**

**The Estate of Frances J. Broersma**

Dorothy Edging spec.
**Dorothy Edging, Executrix**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **Dorothy Edging, Executrix, of the Estate of Frances J. Broersma,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **December, 2009.**

**Notary Public** **My Commission Expires:** 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **Frances Sutton,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **December, 2009.**

Notary Public **My Commission Expires:** 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **Teal Broersma,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **December, 2009.**

**Notary Public** **My Commission Expires:** 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **Barbara Broersma,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **December, 2009.**

**Notary Public** **My Commission Expires:** 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **Kenneth Broersma,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **December, 2009.**

**Notary Public** **My Commission Expires:** 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Certificate of Authenticity

I, Tracy Hobby, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tracy Hobby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

6-26-11

