BILL GARRETT, Davidson County
Trans:T20100015369 DEEDWARR
Recvd: 03/16/10 11:08 6 pgs
Fees:33.00 Taxes:407.00
20100316-0019777

Return to:
• ASSOCIATES • PLLC
ay 76, Suite E
se, TN 37188

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $110,000.00

Affiant

Subscribed and sworn to before me this _____ day of _____, 20__

Notary Public
My Commission expires: 9/26/11
(Affix Seal)

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Barbara Utley	Primelending	018-07-0-013.00
203 Isaac Drive	18111 Preston Rd, Ste 900	
Goodlettsville, TN 37072	Dallas, TX 75252	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Heirs at Law of Lois Alyene Breedlove, Helen L. Harper, Melvin L. Breedlove, Brenda F. Harper, Ronald Breedlove, Lois Jacobs, Harold D. Breedlove, Margaret I. Harper, Linda M. Siers, Randy E. Breedlove, Judy L. Rogers, Carol A. Whitson, Alvin L. Breedlove III, Larry R. Breedlove, Scott Breedlove**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Barbara Utley, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in ~~Xxxxx~~ Davidson County, Tennessee:

Being Lot No. 5 on the plan of Connell Estates, Section 1, of record in Book 2900, page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot fronts 105 feet on the westerly side of Isaac Drive and runs back 225.4 feet on the northerly line and 224.65 feet on the southerly line to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to Alvin L. Breedlove and wife, Alyne Breedlove, by deed from Larry L. Galbreath and wife, Sara S. Galbreath, on May 10, 1969, of record in Book 4331, page 982, Register's Office for Davidson County, Tennessee. The said Alvin L. Breedlove having died on November 18, 1973, leaving said property to Alyne Breedlove by right of survivorship. Alyne Breedlove, also known as Lois Alyene Breedlove having since died intestate on September 20, 2001, leaving said property to her heirs at law, Helen L. Harper (daughter), Melvin L. Breedlove (son), Brenda F. Harper (daughter), Ronald Breedlove (son), Lois Jacobs (son), Harold D. Breedlove (son), Margaret I. Harper (daughter), Linda M. Siers (daughter), William E. Breedlove (son), Carol A. Whitson (granddaughter), Alvin L. Breedlove III (grandson), Larry R. Breedlove (grandson), Scott Breedlove (grandson), Donald J. Breedlove (son), and Harvey W. Breedlove (son), as evidenced by an Affidavit of Heirship of record in Instrument Number 20100316001975 8

The said Donald J. Breedlove having since died intestate on October 11, 2003, leaving his share to his heirs-at-law, Helen L. Harper, Melvin L. Breedlove, Brenda F. Harper, Ronald Breedlove, Lois Jacobs, Harold D. Breedlove, Margaret I. Harper, Linda M. Siers, William E. Breedlove, Carol A. Whitson, Alvin L. Breedlove III, Larry R. Breedlove, Scott Breedlove. The said Harvey W. Breedlove having since died intestate on February 27, 2009, leaving his share to his heirs-at-law, Helen L. Harper, Melvin L. Breedlove, Brenda F. Harper, Ronald Breedlove, Lois Jacobs, Harold D. Breedlove, Margaret I. Harper, Linda M. Siers, Randy E. Breedlove, Judy L. Rogers, Carol A. Whitson, Alvin L. Breedlove III, Larry R. Breedlove, Scott Breedlove. The said Ray M. Breedlove having since died intestate on July 2, 1998, leaving his share to Larry R. Breedlove as evidence by Affidavit of Heirship of record in Instrument Number 20100316001975 9**, said Register's Office. The said Alvin L. Breedlove, Jr. having since died intestate on December 4, 1980, leaving his share to Carol A. Whitson and Alvin L. Breedlove, III, as evidence by Affidavit of Heirship of record in Instrument Number** 20100316001976 0**, said Register's Office. The said William E. Breedlove having since died intestate on July 29, 2008, leaving his share to Randy E. Breedlove and Judy L. Rogers as evidence by Affidavit of Heirship of record in Instrument Number** 20100316001976 1**, said Register's Office. The said Roy E. Breedlove having since died intestate on May 14, 1979, leaving his share to Scott Breedlove as evidence by Affidavit of Heirship of record in Instrument Number** 20100316001976 2**, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 2900, page 15, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4292, page 862, Register's Office for Davidson County, Tennessee.

This is improved property known as: **203 Isaac Drive, Goodlettsville, TN 37072**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 January 29, 2010.

The Heirs at Law of Lois Alyene Breedlove

Helen L. Harper
Helen L. Harper
BY: Keith Breedlove, attorney in fact
Keith Breedlove, Attorney-in-fact

Melvin L. Breelove
Melvin L. Breedlove
BY: Keith Breedlove, attorney-in-fact
Keith Breedlove, Attorney-in-fact

Brenda F. Harper
Brenda F. Harper
BY: Keith Breedlove attorney-in-fact
Keith Breedlove, Attorney-in-fact

Ronald Breedlove
Ronald Breedlove
BY: Keith Breedlove, attorney-in-fact
Keith Breedlove, Attorney-in-fact

Lois Jacobs
Lois Jacobs
BY: Keith Breedlove attorney-in-fact
Keith Breedlove, Attorney-in-fact

Harold D. Breedlove
Harold D. Breedlove
BY: Keith Breedlove, attorney-in-fact
Keith Breedlove, Attorney-in-fact

Margaret I. Harper
Margret I. Harper
BY: Keith Breedlove, attorney-in-fact
Keith Breedlove, Attorney-in-fact

Linda M. Siers
Linda M. Siers
BY: Keith Breedlove, attorney-in-fact
Keith Breedlove, Attorney-in-fact

Randy E. Breedlove
Randy E. Breedlove
BY: Keith Breedlove, attorney-in-fact
Keith Breedlove, Attorney-in-fact

Judy L. Rogers
Judy L. Rogers
BY: Keith Breedlove, attorney-in-fact
Keith Breedlove, Attorney-in-fact

Carol A. Whitson
Carol A. Whitson
BY: Keith Breedlove, attorney-in-fact
Keith Breedlove, Attorney-in-fact

Alvin L. Breedlove III
Alvin L. Breedlove III
BY: Keith Breedlove, Attorney-in-fact
Keith Breedlove, Attorney-in-fact

Larry R. Breedlove
Larry R. Breedlove
BY: Keith Breedlove, Attorney-in-fact
Keith Breedlove, Attorney-in-fact

Scott Breedlove
Scott Breedlove
BY: Keith Breedlove, attorney-in-fact
Keith Breedlove, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Helen L. Harper, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Helen L. Harper, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC

My Commission Expires 8/10/10

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Melvin L. Breedlove, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Melvin L. Breedlove, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC My Commission Expires: 8/10/12

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Brenda F. Harper, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Brenda F. Harper, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC My Commission Expires: 8/10/12

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Ronald Breedlove, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ronald Breedlove, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC My Commission Expires: 8/10/12

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Lois Jacobs, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Lois Jacobs, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC My Commission Expires: 8/10/12

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Harold D. Breedlove, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Harold D. Breedlove, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Margaret L Harper, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Margaret L. Harper, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Linda M Sipes, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Linda M Sipes, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Cindy E. Breedlove, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Cindy E. Breedlove, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Judy L. Rosers, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Judy L. Rosers, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Carol A. Watson, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Carol A. Watson, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Alvin L. Breedlove, III, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Alvin L. Breedlove, III, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Larry K. Breedlove, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Larry K. Breedlove, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Keith Breelove,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Scott Breedlove, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Scott Breedlove, the bargainor(s), by the said **Keith Breedlove,** as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of February, 2010.

NOTARY PUBLIC My Commission Expires: 8/1/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY