BOX #14A
G#22438-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100021767 DEEDWARR
Recvd: 04/13/10 08:52 2 pgs
Fees:13.00 Taxes:684.50
20100413-0027756

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**

Terri White Broadnax
Affiant

Subscribed and sworn to before me, this the 9th day of April, 2010.

Notary Public

My commission expires: 3/7/2011
(AFFIX SEAL)

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
Terri White Broadnax	**Regions Bank**	**Map 137-13-O-A Parcel 005.00CO**
3420 Milbridge Drive	**P.O. Box 2153**	
Antioch, TN 37013	**Birmingham, AL 35287-2520**	

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,

Rebecca DeVane, a single person

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

Terri White Broadnax, an unmarried woman

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. 5 on the Final Plat of Peninsula Point, Section One, a Planned Unit Development, as of record in Plat Book 9700, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Rebecca DeVane, a single person by Warranty Deed from Quinnetta Ryal, of record in Instrument No. 20080701-0067489, dated June 27, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 9943, Page 908, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3420 Milbridge Drive, Antioch, TN 37013**

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 **9th** day of **April, 2010.**

Rebecca DeVane

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **April, 2010.**

Jennifer L. Johns

Notary Public

My Commission Expires: 3/7/2011

