(Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $205,000.00 Affiant Subscribed and sworn to before me, this 14th day of June, 2012. Notary Public My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Talmage J. Broadbent	SunTrust Mortgage, Inc.	**Map\Parcel: 155-08-0-C-194.00CO**
705 Collins Trace Court	901 Semmes Avenue	
Nashville, TN 37221	Richmond, VA 23224	

FOR AND IN 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 ACKNOWLEDGE, WE,

Gary P. Kelley and wife, Nancy M. Kelley

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

Talmage J. Broadbent, a married man

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. 194 on the Plan of Poplar Creek Estates, Phase 2, as of record in Plat Book 6900, Pages 339-347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary P. Kelley and wife, Nancy M. Kelley by Warranty Deed from John M. Dawson and wife, Karen L. Dawson, of record in Instrument No. 20000928-0095906, dated September 27, 2000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6900, Page 339-347 and Book 7900, Pages 888-889, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9472, Page 824, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 7120, Page 125, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6613, Page 705 and Book 7099, page 299, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 6613, Page 533, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Instrument No. 20011017-0113305 and Instrument No. 20000124-0007575, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.

BILL GARRETT, Davidson County
Trans: T20120045454 DEEDWARR
Recvd: 06/20/12 10:25 2 pgs
Fees: 13.00 Taxes: 758.50
20120620-0053946

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 705 Collins Trace Court, Nashville, TN 37221.

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 14th day of June, 2012.

Gary P. Kelley
Gary P Kelley

Nancy M. Kelley
Nancy M. Kelley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Gary P Kelley and wife, Nancy M. Kelley , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2012.

Notary Public

My Commission Expires

RUSSELL J. McCANN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES
JUNE 16, 2013

File #: **120368JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027