RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-1599

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/12 10:02 3 pgs
Fees:18.00 Taxes:505.42
20120705-0058862

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$136,600.00.**

Affiant

Subscribed and sworn to before me this 15th day of June 2012

Notary Public
My Commission expires: May 16, 2015
(Affix Seal)

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:
Virginia K Broderick	New Owner	094-01-0-261.00
515 S 14th Street		
Nashville, TN 37206		

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, **Susan Kronk, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Virginia Kelly Broderick**, a single woman, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 25 on the revised plan of Shelby Village No. One, of record in Book 1835, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan Kronk, an unmarried woman, from Rare Earth Properties, a Tennessee general partnership, by deed on September 18, 2009, of record in Instrument Number 20090929-0090402, Register's Office for Davidson County, Tennessee.

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

- Subject to all matters as shown on the Plan of record in Book 1835, page 63, Register's Office Davidson County, Tennessee.

This is improved property known as: **515 S 14th Street, Nashville, TN 37206**

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 June 15, 2012.

Susan Kronk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Susan Kronk, an unmarried woman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 15, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or 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.

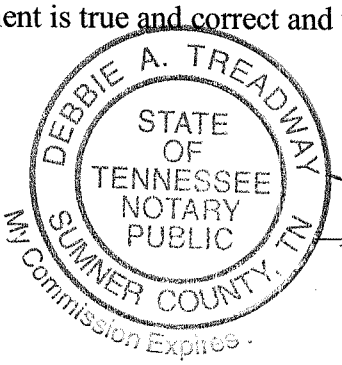
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Treadway

Notary Public

(SEAL)

My Commission Expires: 4/23/2013