RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, Tennessee 37027

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2012.

NOTARY PUBLIC

My commission expires: _____

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon K. Broadwater and Chelsea D. Broadwater 632 Vivian Drive Nashville, TN 37211	JS Mortgage Clearance PO Box 78420 Phoenix, AZ 85062-8420	161-060-120.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Two Thousand and 00/100 Dollars ($162,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BENJAMIN J. RODGERS AND WIFE, BEVERLY J. BOZMAN RODGERS**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **BRANDON K. BROADWATER AND WIFE, CHELSEA D. BROADWATER**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for said County.

Said Lot No. 201 fronts 74.0 feet on the northerly side of Vivian Drive and runs back between lines 158.00 feet on its easterly line, and 165.00 feet on its westerly line, to a line in the rear on which it measures 102.20 feet.

Being the same property conveyed to Benjamin J. Rodgers and wife, Beverly J. Bozman Rodgers, by Warranty Deed from Lydia B. Bozman, also known as Lydia B. Bozeman, dated 12/30/1999, recorded 1/4/2000, of record in Instrument No. 20000104~~0~~000779, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 632 Vivian Drive, Nashville, TN 37211.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

BILL GARRETT, Davidson County
Trans:T20120051104 DEEDWARR
Recvd: 07/11/12 15:48 2 pgs
Fees:13.00 Taxes:599.40
20120711-0061000

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of June, 2012.

BENJAMIN J. RODGERS

BEVERLY J. BOZMAN RODGERS

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Galveston

Personally appeared before me, a Notary Public, Benjamin J. Rodgers and wife, Beverly J. Bozman Rodgers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of June, 2012.

CARRIE F. CRAVENS
MY COMMISSION EXPIRES
May 12, 2015

Carrie F. Cravens
Notary Public

Carrie F. Cravens
Printed Notary Name

My commission expires: 5-12-2015