BILL GARRETT, Davidson County
Trans:T20120078812 DEEDWARR
Recvd: 10/17/12 09:02 2 pgs
Fees:13.00 Taxes:752.95

20121017-0095041

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$203,500.00
Brenda J Black
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF October, 2012.
Donna C. Plonk
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-3-2015
(AFFIX SEAL)

DONNA C. PLONK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bonnie R. & Ruth E. Kemp<br>201 Montchanin Terrace<br>Old Hickory, TN 37138 | New Owners | Map & Parcel 06402004200 |

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 acknowledged, we,

**Lola M. Broadway, unmarried (by and through Michael T. Broadway Attorney in Fact)**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Bonnie R. Kemp and wife, Ruth E. Kemp**

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 210 on the Plan of Brandywine Farms, Section 10, of record in Book 4300, Page 177, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the easterly margin of Montchanin Terrace, said point being the common corner of Lots 210 and 211; thence with the line between said two lots eastwardly 198.03 feet to a point; thence southwardly 212.54 feet to the northerly margin of Shute Lane; thence with the northerly margin of said Shute Lane, westwardly 175.43 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet, to the right northwestwardly 39.27 feet to the easterly margin of Montchanin Terrace, northwardly 187.52 feet to the point of beginning.

Being the same property conveyed to Thomas E. Broadway and wife, Lola M. Broadway by deed from William A. Gisondi and wife, Lonnie P. Gisondi dated February 9, 1984 of record in Book 6229, Page 967, Register's Office for Davidson County, Tennessee. Property then conveyed to The Thomas E. Broadway and/or Lola M. Broadway Revocable Living Trust by Quitclaim Deed from Thomas E. Broadway and Lola M. Broadway dated May 18, 2004 of record in Instrument No. 20040729-0091040, said Register's Office. Property then conveyed to Thomas E. Broadway and wife, Lola M. Broadway by Quitclaim Deed from Michael T. Broadway, as successor Trustee of the Thomas E. Broadway and/or Lola M. Broadway Revocable Trust under the Agreement dated May 18, 2004, as amended by First Amendment dated June 26, 2009, dated December 29, 2010 of record in Instrument No. 20110104-0000835, said Register's Office. Property now vests Lola M. Broadway by Quitclaim Deed from Thomas E. Broadway dated December 29, 2010 of record in Instrument Number 20110104-0000836, Register's Office for Davidson County, Tennessee. Thomas E. Broadway has since died August 11, 2011.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20110106-0001871, Register's Office for County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 4300, Page 177, Register's Office for Davidson County, Tennessee.
2) Property is subject to easement for Ingress/Egress for Maintenance of sewage pump/service lines and appurtenances to Metro Government in Instrument No. 20100825-0067366, said Register's Office.
3) Property is subject to easement for water main to Cumberland Water Company in Book 3963, Page 235, said Register's Office.
4) 2013 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 201 Montchanin Terrace, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, their heirs and assigns; forever; and we do covenant with 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 hand(s) this 15th day of October, 2012.

Lola M. Broadway by M. T. Broadway attorney in fact

Lola M. Broadway by Michael T. Broadway
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael T. Broadway, Attorney-in-Fact for Lola M. Broadway, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Lola M. Broadway for the purposes therein contained.

WITNESS my hand and official seal this 15th day of October, 2012

NOTARY PUBLIC Donna C. Pionk

My Commission Expires: 11-3-2015

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076