BILL GARRETT, Davidson County
Trans:T20120092774 DEEDWARR
Recvd: 12/05/12 09:20 2 pgs
Fees:13.00 Taxes:1295.00

20121205-0111763

WARRANTY DEED

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2012.

Notary Public

(AFFIX SEAL)

KAREN E. RISNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Ste. 103
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Gary S. Hall	New Owner	51-11-87.01
(NAME)	(NAME)	
272 Bluegrass Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121997

For and 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, Michael Broadwell and wife, Jeanne Broadwell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gary S. Hall and wife, Jami W. Hall,** 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. :

Being part of Lot Number 2 on the map of Haysboro Subdivision and is more particularly described according to a survey by R.L. Montoya Land Surveying, Inc. dated September 27, 2001 as follows:

Beginning at an iron rod in the westerly margin of Gallatin Pike marking the southeast corner of the Charles Hardiman property as of record in Book 2044, Page 393, R.O.D.C., TN and the northeast corner of this described tract; thence, with said westerly margin of Gallatin Pike South 25 degrees 53 minutes 43 seconds west 3.70 feet to a point; thence, continuing along said margin along a curve to the left having a delta of 6 degrees 56 minutes 22 seconds, a radius of 973.65 feet a tangent of 59.04, and a length of 117.93 feet to a point marking the northeast corner of Pateli, Inc., property as of record in Book 8015, Page 302, R.O.D.C., TN and the southeast corner of this described tract, thence, leaving said margin with the common line of the said Pateli Inc., property, North 71 degrees 02 minutes 35 seconds west 239.00 feet to an iron rod marking the southeast corner of the Arnold Realty Co., Inc. property as of record in Book 4111, Page 509, R.O.D.C., TN and the southwest corner of this described tract; thence with the common line of the said Arnold Realty Co., Inc. property, North 18 degrees 18 minutes 54 seconds East 124.51 feet to a point marking the southwest corner of the said Charles Hardiman property and the northwest corner of this described tract; thence, with the common line of the said Charles Hardiman property, south 70 degrees 18 minutes 22 seconds east 247.99 feet to the point of beginning.

Being the same property conveyed to Michael J. Broadwell and wife, Jeanne Broadwell by SCDB LLC, a Tennessee limited liability company, dated December 3, 2004, of record in Instrument No. 20041207-0145930, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) 2012 Davidson County Taxes, which have been paid; (b) Grant of Gas Service Line or Fuel Line Easement of record as Book 8799, page 667, said Register's Office; and (c) Ingress/Egress Easement of record as Instrument No. 20011011-0110765, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1252 Gallatin Pike, Madison, TN 37115

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 4th day of December, 2012.

_____ Michael Broadwell

_____ Jeanne Broadwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Michael Broadwell and wife, Jeanne Broadwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Michael Broadwell and wife, Jeanne Broadwell executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of December, 2012.

Commission expires:

08-17-15

Melinda G. Rooker

Notary Public

MELINDA G. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY