STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2013.

Notary Public
MY COMMISSION EXPIRES: 05-05-2015
File No. G13-6421D

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brittany Ryan, an unmarried woman, and Tyler Rendleman, an unmarried man (NAME) 309 Broadmoor Drive (STREET ADDRESS) Nashville, TN 37216 (CITY) (STATE) (ZIP)	SWBC Mortgage Corporation (NAME) 9311 San Pedro Suite 100 (STREET ADDRESS) San Antonio, TX 78216 (CITY) (STATE) (ZIP)	61 1 17

BILL GARRETT, Davidson County
Trans:T20130035115 DEEDWARR
Recvd: 04/29/13 14:44 3 pgs
Fees:18.00 Taxes:554.63
20130429-0042530

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 HEREBYACKNOWLEDGED, WE, **Ruby M. Robinson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Ryan, an unmarried woman, and Tyler Rendleman, an unmarried man, as tenants in common with right of suvivorship,** 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 the 12th Civil District of Davidson County, Tennessee, being part of the easterly half of Lot No. 3 on the unrecorded subdivision of a tract of land conveyed by Sue S. Cloyd to T.H. Wilhoite by deed of record in Book 782, Page 798, Register's Office for said County, described according to a survey make by Wm. Collier Parrish Associates, Civil Engineers, December 16, 1960, as follows:

BEGINNING at an iron stake on the northerly margin of Broadmoor Drive, at the intersection of the western boundary line of the property conveyed to A.T. Sledge and wife, by deed from T.H. Wilhoite and wife, as of record in Book 853, Page 137, Register's Office, and the northerly margin of said Drive; thence with the northerly margin of said Drive, North 87 degrees 30 minutes West 128.7 feet to an iron stake in the eastern boundary line of the property conveyed to Connie Maud Cantrell Hensley by deed from Wm. L. Gray and wife, as of record in Book 1558, Page 485, said Register's Office; thence with said Hensley's eastern boundary line, North 2 degrees 11 minutes East 300 feet to an iron stake at the southwest corner of the property conveyed to Castleman Construction Company, by deed from Reba Pulley Bradford Deason and husband, of record in Book 3401, Page 327, said Register's Office; thence with the said Company's southern boundary line, North 81 degrees 11 minutes East 132.94 feet to an iron stake in said Sledge's western boundary line; thence with same, South 2 degrees 30 minutes West 326.07 feet to the beginning.

INCLUDED in but expressly EXCLUDED from this conveyance is the following description by Deed to the State of Tennessee of record in Book 4949, page 493, said Register's Office::

PARCEL I

Beginning at the point of intersection of the north margin of Broadmoor Runs and the east boundary of the Glendon L. DeCoursey property, thence along the said east boundary north 6 degrees 41 minutes 12 seconds east 16.00 feet to a point, thence south 83 degrees 49 minutes 18 seconds east 128.69 feet to a point, thence south 6 degrees 37 minutes 57 seconds west 16.00 feet to a point, in the said north margin, thence along the said north margin north 83 degrees 49 minutes 18 seconds west 128.7 feet to the point of beginning.

PARCEL II

Beginning at the point of intersection of the east boundary of the Robert B. Smith property and the south boundary of the Earnest C. Deerman property, thence along the said south boundary north 85 degrees 00 minutes 42 seconds east 131.10 feet to a point thence south 6 degrees 37 minutes 57 seconds west 30.54 feet to a pint, thence along a curve left having a radius of 1120.92 feet westwardly for 105.01 feet to a point, thence south 85 degrees 00 minutes 42 seconds west 25.26 feet to a point in the Smith east boundary, thence along the said east boundary north 6 degrees 41 minutes 12 seconds east 25.53 feet to the point of beginning.

Parcels 1 and 2 together contain 5,489 square feet and are part of the property conveyed by Roy D. Osborne and wife, to Harold O. Robinson and wife, Ruby M. Robinson, of record in Book 3618, page 386, Register's Office for Davidson County, Tennessee.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same to and from abutting lands is hereby conveyed. However, access is provided to an access road described in parcel 2 above.

The land upon which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of the drainage facility.

Beginning at the point of intersection of the Smith east boundary and the south margin of the access road described in parcel 2 above, thence along the said south margin westwardly 130.27 feet to a point, thence south 6 degrees 37 minutes 57 seconds west 20.81 feet to a point, thence south 86 degrees 41 minutes 25 seconds west 130.42 feet to a point in the said east boundary, thence along the said east boundary north 6 degrees 41 minutes 12 seconds east 21.93 feet to the point of beginning and containing 2909 square feet.

BEING the same property conveyed to Harold O. Robinson and Ruby M. Robinson from Ray D. Osborne and wife, Georgia O. Osborne, by Deed dated September 17, 1963, in Book 3618, Page 386, in the Register's Office for Davidson County, Tennessee.

Harold O. Robinson has since died, vesting sole ownership in Ruby M. Robinson as surviving tenant by the entirety.

Ruby M. Robinson and Ruby E. Robinson is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Selloff as recorded in Book 4949, page 493, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Ruby M. Robins is signed by her duly appointed Attorney-in-fact Steve Robinson and Sandra Robinson Bolden, pursuant to the Power of Attorney recorded in Instrument # 20130429000 42529 said Register's Office.

This is improved property, known as 309 Broadmoor Drive, Nashville, TN 37216.

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. Whenever 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 26th day of April, 2013.

RUBY M. ROBINSON

By: Ruby M Robinson by Steve Robinson
Steve Robinson, Attorney-in-Fact

April 26, 2013
Date

RUBY M. ROBINSON

By: Ruby M Robinson by Sandra Robinson Bolden
Sandra Robinson Bolden, Attorney-in-Fact

April 26, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Steve Robinson and Sandra Robinon Bolden, Attorney-in-Fact for Ruby M. Robinson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of April, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066