WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130059530 DEEDWARR
Recvd: 07/12/13 11:51 2 pgs
Fees:13.00 Taxes:1456.97
20130712-0072266

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,775.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2013:

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL J. BROADWELL	- Same -	033-00-0-82.00
(NAME)	(NAME)	033-06-0-045.00
1239 Dickerson Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **BILLY W. BROWN, and wife, BETTY J. BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. BROADWELL, and wife, JEANNE BROADWELL**, 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:

SEE ATTACHED EXHIBIT A

This is improved property, known as Lot 2, 1239 DICKERSON PIKE, GOODLETTSVILLE, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

AND unimproved property, known as Lot 8, GOODLETTSVILLE, TN 37072
(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 our hands this 11th day of July, 2013:

Billy W. Brown
BILLY W. BROWN

Betty J. Brown
BETTY J. BROWN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, BILLY W. BROWN, and wife, BETTY J. BROWN the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of July, 2013.

Commission expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee,

Tract 1: (Map 033-00-0, Parcel 082.00, Improved):

Being Lot No. 2 on the Final Plat of Re-Sub of Lots 4 & 5, D.M. Moore's Land Dickerson Road, of record in Book 8250, Page 696, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tract 2: (Map 033-06-0, Parcel 045.00, Unimproved):

Being Lot No. 8 on the Final Plat of Re-Subdivision of Lot 1 of the Re-Sub of Lots 4 & 5, D.M. Moore's Land Dickerson Road, of record in Book 11190, Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Billy W. Brown and wife, Betty J. Brown, by deed of record in Instrument No. 20050805-0092388, Register's Office for Davidson County, Tennessee, and as originally conveyed to Billy W. Brown by deed from Richard W. Lanius and wife, Helen Martin Lanius, of record in Instrument No. 20050712-0080470, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/ condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

This is the same legal description as on the previous Deed of record.

B.B. B.B.