BILL GARRETT, Davidson County
Trans:T20130066691 DEEDWARR
Recvd: 08/05/13 09:34 2 pgs
Fees:13.00 Taxes:395.53
20130805-0081368

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $106,900.00.

x Robert H. Broyles
Affiant

Sworn to and Subscribed before me on this the 2 day of August, 2013.

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

NOTARY PUBLIC
My Commission Expires: 9-21-15

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Robert H. Broyles, Trustee	Same	168-199
3419 Lewis Road		
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ROXANNE NELSON HOOD (formerly known as ROXANNE NELSON)**, hereinafter called Grantor, has bargained and sold, and by these presents and does transfer and convey unto **ROBERT H. BROYLES, Trustee, under the ROBERT H. BROYLES REVOCABLE LIVING TRUST AGREEMENT, dated May 29, 1997**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 2, on the plan of Resubdivision of Lots 1 & 2, A.L. Mitchell Subdivision, of record in Plat Book 8250, page 60, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to George P. Nelson, Jr. and Roxanne Nelson, husband and wife, by Warranty Deed from Bryan R. Kurtz and Melissa M. Kurtz, husband and wife, of record in Book 10014, page 950, on 04/15/1996, Register's Office for Davidson County, Tennessee. The said George P. Nelson predeceased the said Roxanne Nelson on 04/18/2008, and the entire estate vested in the said Roxanne Nelson by operation of law.

This is the same description as the previous deed of record.

This is unimproved property known as 8968 Highway 100, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for (1) 2013 Davidson County Taxes are a lien but not yet due and payable, and which will be paid by the Grantee in full when due; (2) Subject to any and all matters as recorded on a Plat of record in Plat Book 8250, page 60, Register's Office for Davidson County, Tennessee; and (3) Subject to right-of-way for public road(s).

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

David Hood, husband of Roxanne Nelson Hood, joins in this conveyance to convey to Grantee any and all rights that he has or may have in the subject property by virtue of his marriage to the said Roxanne Nelson Hood.

Witness our hands this 2 day of August, 2013.

FKA Roxanne G. Nelson
ROXANNE NELSON HOOD

David Hood
DAVID HOOD

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2 day of August, 2013, before me personally appeared **ROXANNE NELSON HOOD**, to me known to be the person(s) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person(s) executed the same as such person's free act and deed. FKA ROXANNE NELSON

NOTARY PUBLIC
My Commission expires: 5-2-15

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2 day of August, 2013, before me personally appeared **DAVID HOOD**, to me known to be the person(s) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person(s) executed the same as such person's free act and deed.

NOTARY PUBLIC
My Commission expires: 9-21-15

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY