Box 14
File #G-25205-8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130068037 DEEDWARR
Recvd: 08/08/13 08:54 2 pgs
Fees:13.00 Taxes:1746.40
20130808-0083079

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$472,000.00**.

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2013.

Notary Public

My commission expires: 7/3/17
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dale Leo	**Quicken Loans, Inc.**	**Map 155-00-0 Parcel 050-00**
8419 Lewis Road	**1050 Woodward Avenue**	
Nashville, TN 37221	**Detroit, MI 48226-1906**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert H. Broyles, Trustee of the Robert H. Broyles Revocable Living Trust Agreement dated May 29, 1997

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dale Leo, a single man

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 9th Civil District of Davidson County, Tennessee, described according to a survey dated May 5, 1959, by Stephen A. Draper, Surveyor, as follows; TRACT I: Beginning on a dogwood in a draw at the SE corner of a 42.22 acre tract conveyed to Robert E. Harwell in Book 1018, Page 115, Register's Office for said County; thence N 87° West 600 feet to a spike in the center line of Lewis Road; thence N 34° 05' East along the center line of said Lewis Road, 1124 feet to a spike in the West line of the Herndon and McCollum property, said part being S 34° 05' West 217 feet from the center line of McCrory Lane and S 34° 05' West 31 feet from Tract II of this instrument; then S 3° West 951 feet to the point of beginning, containing 6.55 acres more or less. TRACT 2: Beginning in the center line intersection of McCrory Lane and Lewis Road; thence along the center line of McCrory Lane S 25° 30' East 157 feet to the North line of the Herndon and McCollum property; thence with the North line of the same, N 87° West 154 feet to the center line of Lewis Road; thence N 34°05' East 186 feet to the point of beginning, containing 0.2 acres, more or less. TRACT 3: Land in the 9th formerly the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by John M. Sullivan, County Surveyor, March 24, 1956, as follows: Beginning at a point in the center line of McCrory Road in the south line of the land of Lewis Herndon; thence leaving westerly 300 feet to Harwell's line, being the NW corner of the land herein described; thence with Harwell's line S 1° 51' West 981.7 feet to Crafton's line, the SW corner of the land herein described; thence with Crafton's line easterly 1049.3 feet to a point in the center of McCrory Road; thence N 37° 22' West 1234.6 feet to the point of beginning, containing 15.2 acres, more or less.

Included in the above description but excluded herefrom is the tract conveyed in the Deed in Instrument no. 20060714-0085053, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert H. Broyles and wife, Norma E. Broyles, by Deed from Percy E. Griffith, dated July 22, 1983, of record in Book 6102, Page 51, Register's Office for Davidson County, Tennessee. And further conveyed to Robert H. Broyles by Quitclaim Deed dated October 5, 1993, from Norma E. Broyles of record in Book 9105, Page 827 and further conveyed to Robert H. Broyles Revocable Living Trust Agreement dated May 29, 1997 by Quitclaim Deed dated May 29, 1997 from Robert H. Broyles of record in Book 10472, Page 800, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to Grant of Water Services Easement recorded in Instrument No. 20060525-0061540, Agreement for Dedication of Private Utilities Easement recorded in Instrument No. 20090701-0061548, Subject to the right of way of Lewis Road and McCrory Lane, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **8419 Lewis Road, Nashville, TN 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 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/our hand(s) this 5 day of **August, 2013.**

Robert H. Broyles, Trustee

Robert H. Broyles, Trustee of the Robert H. Broyles Revocable Living Trust Agreement dated May 29, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert H. Broyles, Trustee,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of **August, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.