17 Gullett Broady

BILL GARRETT, Davidson County
Trans:T20130073446 DEEDWARR
Recvd: 08/26/13 11:22 3 pgs
Fees:18.00 Taxes:355.20
20130826-0089647

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $96,000.00. Terrell A. Broady Affiant Subscribed and sworn to before me, this 22nd day of August, 2013. Catherine H. Gwyn Notary Public My Commission Expires: 06/21/16

Address New Owner As Follows: Terrell A. Broady and Byrettia Broady 3855 Clarksville Pike Nashville, TN 37218	Send Tax Bills To: New Owner	Map-Parcel Number: 069-00-0-057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Loyd F. Potts**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terrell A. Broady and**

wife, Byrettia Broady, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the First Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated July 19, 2013 and known as Job No. 120125 as follows:

Beginning at an existing concrete monument at the intersection of the southerly right of way of Ashland City Highway with the westerly right of way of Stewarts Lane; thence with the westerly margin of Stewarts Lane and a curve to the left having a radius of 996.00' and a long chord of 139.28', said chord having a bearing of S10°20'23"W a distance along the curve of 139.40' to an iron pin set; thence continuing with said margin S06°19'49"W 535.35' to a point in the center of Creek; thence with the center of the Creek and the line of Hills of Calvary Memorial Park, Inc. (Inst. # 20030417-0051582 R.O.D.C.TN.) N37°16'35"W 345.01' to a point in the Center of said Creek; thence continuing with the same N61°32'46"W 171.49' to a point; thence continuing with the same; N63°11'43"W 235.94' to a point; thence continuing with the same N35°03'38"W 108.29' to a point; thence leaving the center of the said Creek and with the line of George Thomas, Jr. (DB 8585, page 615 R.O.D.C.,TN) N07°19'47"E passing a witness iron pin at 31.00' in all 281.09' to an iron pin set on the southerly margin of Ashland City Highway; thence with the said southerly margin and a curve to the right having a radius of 6587.59' and a long chord of 157.71' said chord having a bearing of S78°41'21"E a distance along the curve of 157.72' to an existing concrete monument; thence continuing with the said margin N06°06'27"W 5.89' to a concrete monument; thence continuing with the same and a curve to the right having a radius of 6592.59' and a long chord of 543.92', said chord having a bearing of S75°31'55"E a distance along the curve of 544.08' to the point of beginning, containing 7.24 Acres more or less.

Being the same property conveyed to Jimmy D. Potts and Loyd F. Potts, by deed from Jessie Jordan Hunt, unmarried, of record in Book 5425, page 169, dated April 13, 1979, said Register's Office. Then being further conveyed to Loyd F. Potts, by Quitclaim Deed from Jimmy D. Potts, of record in Book 6596, page 439, dated June 18, 1985, said Register's Office.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6447, page 721, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6785, page 158, said Register's Office.

4. Rights of upper and lower riparian owners to the flow of the water of Eatons Creek, free from diminution or pollution.

5. Easement for the flow of the waters of Eatons Creek and the rights of the public therein.

6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Eatons Creek.

This is unimproved property known as: **0 Ashland City Highway, Nashville, TN 37218 and is not now, nor has it been, the marital residence of the Grantor.**

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 22nd day of August, 2013

Loyd F. Potts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loyd F. Potts, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of August, 2013.

Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

My Commission Expires: 06/21/2016