Davidson County DEEDWARR
Recvd: 01/29/14 08:15 3 pgs
Fees:18.00 Taxes:351.50
20140129-0007863

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 95,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2014.

Notary Public

My commission expires: 1-6-2015

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christina Dunham	SAME	06107009000
702 BROADMOOR DRIVE		
NASHVILLE, TN 37216		

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 HEREBY ACKNOWLEDGE, WE,

SHANNON D. DORMAN and husband, KERRY S. DORMAN

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

CHRISTINA DUNHAM, MARRIED

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:

Tract 1:
Land in Davidson County, Tennessee, being the Easterly 60 feet of Lot Nos. 4 and 5, Block G on the Plan of Broadmoor Subdivision, as of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee, and the Westerly 20 feet of Grinstead Place, as shown on said Plan adjoining said parts of said lots on the East described as follows:

Beginning at a point in the center of Grinstead Place, as shown on said Plan, at the intersection of said center line with the Southerly margin of Broadmoor Drive; thence Southerly with the center of said street 130 feet to a point; thence Easterly 80 feet to an iron pin; thence Northerly 130 feet to an iron pin in the Southerly margin of Broadmoor Drive; thence Westerly 80 feet to the point of beginning.

Tract 2:
Being the Easterly 60 feet of Lot Nos. 4 and 5 of Block G on plan of Broadmoor Subdivision of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 60 feet on the Southerly side of Broadmoor Drive, now woodruff, runs back between parallel lines, along the Westerly margin of Grinstead Place, 130 feet to the Southerly margin of said Lot No. 4.

BEING THE SAME PROPERTY CONVEYED TO SHANNON D. DORMAN AND HUSBAND, KERRY S. DORMAN BY WARRANTY DEED FROM ROBERT K. ANDERSON AND GARY A. ANDERSON DATED 09/26/03 AND RECORDED ON 09/30/03 IN INSTRUMENT NO. 20030930-0144321, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 702 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 in 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 22nd day of January, 2014.

SHANNON D. DORMAN

KERRY S. DORMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SHANNON D. DORMAN and KERRY S. DORMAN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2014.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE