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BILL GARRETT, Davidson County
Trans:T20140012116 DEEDWARR
Recvd: 02/21/14 09:13 2 pgs
Fees:13.00 Taxes:1128.50
20140221-0014827

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133790

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2014.

NOTARY PUBLIC

My commission expires: 03-07-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall R. Glover 5010 Wyoming Ave. Nashville, TN 37209	Shelter Lending Services 2550 Meridian Blvd,STE 100 Franklin, TN 37067	103-03-0-118.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Five Thousand and 00/100 Dollars ($305,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATTHEW R. BROADUS, JOINED BY HIS WIFE, JEANNE JODOIN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MARSHALL R. GLOVER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being part of an unnumbered block at the northeast corner of 51st Avenue, North, and Wyoming Avenue, on the plan of Charlotte Park of record in Book 57, Pages 102 and 103, revised in Book 421, Pages 17 and 18, where it is shown as part of Block 25, Revised plan of West Extension of Charlotte Park (Wyoming Avenue was formerly known as Sixth Avenue and 51st Street was formerly known as Tenth Street) Register's Office for said County.

Said part of said block fronts 50 feet on the north side of Wyoming Avenue and extends back between parallel lines, along the east margin of 51st Avenue, North 150 feet to an alley.

Being the same property conveyed to Matthew R. Broadus, by Quitclaim Deed from Jeffrey B. Broadus and Carol J. Broadus, husband and wife, dated 2/13/2014, recorded 2/21/2014, of record in Instrument No. 20140221-0014826, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey B. Broadus and Carol J. Broadus, husband and wife, and Matthew R. Broadus, unmarried, joint tenants with right of survivorship, by Warranty Deed from Kevin Maas and wife, Yuki Maas, dated 5/31/2007, recorded 6/7/2007, of record in Instrument No. 20070607-0068387, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 5010 Wyoming Avenue, Nashville, TN 37209.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of February, 2014.

Matthew Broadus
MATTHEW R. BROADUS
Jeanne Jodoin By
Matthew Broadus, Attorney in Fact
JEANNE JODOIN, BY MATTHEW R. BRAODUS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Matthew R. Broadus, 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 seal, this the 20 day of February, 2014.

Leslie Garside
Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 20 day of February, 2014, before me, appeared Matthew R. Broadus, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Jeanne Jodoin, and that said instrument was signed in behalf of the said Jeanne Jodoin by himself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Leslie Garside
Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY