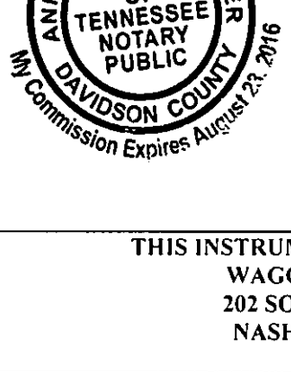
BILL GARRETT, Davidson County
Trans:T20140016868 DEEDWARR
Recvd: 03/12/14 15:33 2 pgs
Fees:13.00 Taxes:2775.00

20140312-0020851

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 5th day of March, 2014.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James T. Broyhill	New Owner	
1930 Virginia Road		11612010300
Winston Salem, NC 27104		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **M. ELIZABETH BROYHILL, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES T. BROYHILL, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. Part of 6 on the Plan of Plat of A Subdivision of The West Part of Lot No. 2 of The Henry Compton Land Owned By Mrs. A. L. Billington, of record in Plat Book 547, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 6 fronts 215 feet on the easterly side of Estes Avenue, formerly the Compton Road, and runs back between parallel lines 318 feet to a dead line.

Being the same property conveyed to Melanie Elizabeth Broyhill by Deed from Robert S. Baldwin and wife, Sheila Baldwin of record at Instrument No. 20060721-0088285, Register's Office for Davidson County, Tennessee, dated July 14, 2006 and recorded on July 21, 2006.

M. Elizabeth Broyhill being also formerly known as Melanie Elizabeth Broyhill-Cohen and Married to Robert Warren Cohen. Final Decree of Divorce between Melanie Elizabeth Broyhill-Cohen and Robert Warren Cohen of record in The Fourth Circuit Court for Davidson County, Tennessee, Docket No. 08D-3265.

Restoration of name of Melanie Elizabeth Broyhill-Cohen to maiden/prior name of Melanie Elizabeth Broyhill as stated in Final Decree of Divorce Docket No. 08D-3265.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3700 Estes Rd., Nashville, TN 37215.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of March, 2014.

M Elizabeth Broyhill
M. Elizabeth Broyhill

STATE OF North Carolina
COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named M. Elizabeth Broyhill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of March, 2014.

Sandra Hughes Autry
Notary Public

My Commission Expires:

Scott Woodson Morris, spouse of M. Elizabeth Broyhill NKA Elizabeth Broyhill Morris, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Scott Woodson Morris

STATE OF North Carolina
COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott Woodson Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of March 2014.

SANDRA HUGHES AUTRY NOTARY PUBLIC DURHAM COUNTY, NC My Commission Expires 12/09/2018

Sandra Hughes Autry
Notary Public

My Commission Expires: