BILL GARRETT, Davidson County
Trans:T20140032747 DEEDWARR
Recvd: 05/12/14 13:23 2 pgs
Fees:13.00 Taxes:897.99
20140512-0040471

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1261

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer C Bostic Michael D Ernst 4133 Helena Bay Court Hermitage, TN 37076	New Owner	097-08-0-106.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $242,700.00

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2014.

Notary Public

My Commission Expires: 6-1-2015
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Chadwick J Broadbent, an unmarried individual, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jennifer C Bostic and Michael D Ernst, wife and husband ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 10, SECTION 12, LAKE PARK, as shown on plat of record in Plat Book 8250, Page 804, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Chadwick J. Broadbent and wife, Ava Broadbent to Chadwick J. Broadbent as recorded on the 11th day of May, 2006 in Instrument No. 20060511-0055579; Quitclaim Deed from Louise N. Turpin, Trustee to Chadwick J. Broadbent and wife, Ava Broadbent as recorded on the 12th day of January, 2001 in Instrument No. 20010112-0003794 and Warranty Deed from Lake Park Section 12, LLC to Chadwick J. Broadbent, unmarried as recorded on the 4th day of November, 1998 in Deed Book 11188, Page 204, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **4133 Helena Bay Court, Hermitage, TN 37076**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **May, 2014.**

GRANTOR(S)

Chadwick J Broadbent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Chadwick J Broadbent** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **6th** day of **May, 2014.**

Notary Public

My Commission Expires:

6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015