Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140063485 DEEDWARR
Recvd: 08/27/14 11:14 2 pgs
Fees:13.00 Taxes:2116.40
20140827-0078135

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $572,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF AUGUST, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6440 BROWNING

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jeff Browning and Kathleen Browning	SAME	14512000700
1008 Norfleet Drive		
Nashville, TN 37220		

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,

REBECCA A. BROUSSARD, TRUSTEE OF THE REBECCA ANN BROUSSARD TRUST U/T/A dtd 12/8/1993

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

JEFF BROWNING AND KATHLEEN BROWNING, HUSBAND AND WIFE

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:

Land in Davidson County, Tennessee, being Lot 42, LAKEVIEW MANOR, as shown on plat of record in Plat Book 2133, Pages 39-41, 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 to Rebecca A. Broussard, Trustee of the Rebecca Ann Broussard Trust U/T/A dtd 12/8/1993 by Warranty Deed from Dwight Wiles, Trustee of the Rae Land Trust, dated November 26, 2012, recorded on the 9th day of October, 2013 in Instrument No. 20131009-0106212, as corrected in Scrivener's Affidavit recorded at Instrument No. 20140108-0002178, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAKEVIEW MANOR, as recorded in Plat Book 2133, Page(s) 39-41, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 1008 Norfleet Drive, Nashville, TN 37220

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 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 hand on the 21st day of August, 2014.

The Rebecca Ann Broussard Trust U/T/A dtd 12/8/1993

BY: _____

Rebecca A. Broussard, Trustee

STATE OF FLORIDA
COUNTY OF Broward

Personally appeared before me, a Notary Public of said County and State, REBECCA A. BROUSSARD, TRUSTEE, OF THE REBECCA BROUSSARD TRUST U/T/A dtd 12/8/1993 the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument, as Trustee for the purposes therein contained.

Witness my hand and official seal at Broward County, Florida, this 21st day of August, 2014.

_____
Notary Public

My Commission Expires: 7/26/15

ANN-MARIE SHAW
MY COMMISSION # EE 115876
EXPIRES: July 26, 2015
Bonded Thru Notary Public Underwriters

File #: 14-R6440 BROWNING

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067