WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069051 DEEDWARR
Recvd: 09/16/14 10:23 2 pgs
Fees:13.00 Taxes:851.00
20140916-0084693

R-VRES-14-632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley Maness	**Republic Bank & Trust Company**	
(NAME)	(NAME)	
632 Watsonwood Drive	**200 S 7th Street**	**147-10-0-122.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Louisville, KY 40202**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FORREST DAVID BROYLES AND HEATHER BROYLES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRADLEY MANESS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 204 on the Plan of Whispering Hills, Section II-A of record in Plat Book 2331, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Forrest David Broyles and Heather Broyles, husband and wife by deed from Forrest David Broyles of record in Instrument No. 20090108-0001913 Register's Office for Davidson County, Tennessee, dated December 29, 2008 and recorded on January 8, 2009.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 132, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **632 Watsonwood Drive, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 12th DAY OF SEPTEMBER, 2014.

Forrest David Broyles by John Gleaves as Attorney in Fact

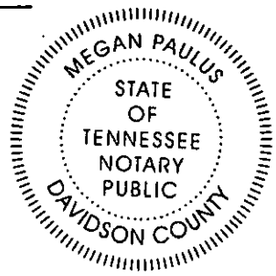
Heather Broyles by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FORREST DAVID BROYLES AND HEATHER BROYLES, and who acknowledged he/she/they executed the same as the free act and deed of the said FORREST DAVID BROYLES AND HEATHER BROYLES.

Witness my hand and official seal, this the 12th of September, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212