RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

KEVIN M. BROADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 105,000.00

Affiant

Subscribed and sworn to before me, this 18th day of September, 2014.

Notary Public

My commission expires: 11/6/2015

BILL GARRETT, Davidson County
Trans:T20140071880 DEEDWARR
Recvd: 09/25/14 09:29 2 pgs
Fees:13.00 Taxes:388.50
20140925-0088169

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MICHAEL BROADWELL	**VOLUNTEER STATE BANK**	**0209004800**
438 MOSS TRL	**101 HWY 52 W**	
GOODLETTSVILLE, TN 37072	**PORTLAND, TN 37148**	

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,

JEFFREY W. BRAKE and KIMBERLY D. TAYLOR, as joint tenants, with survivorship obtaining, and not as tenants in common

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

MICHAEL BROADWELL

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:

Being Lot No. 33 on the Map of Goodlettsville Heights, Section No. 2, as of record in Book 1424, pages 120 & 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 113 feet on the westerly side of Moss Trail and runs back 386.6 feet on the northerly line and 312 feet on the southerly line to a dead line measuring 138.4 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY W. BRAKE and KIMBERLY D. TAYLOR, as joint tenants, with survivorship obtaining, and not as tenants in common, BY WARRANTY DEED FROM ROBERT D. JAMES AND WIFE, JOY F. JAMES, DATED 04/18/1991 AND RECORDED ON 04/22/1991 IN BOOK 8334, PAGE 422, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 438 MOSS TRL, GOODLETTSVILLE, TN 37072.

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, their heirs and assigns forever; and we do covenant with 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/our hand(s) this 18th day of September, 2014.

JEFFREY W. BRAKE

KIMBERLY D. TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JEFFREY W. BRAKE and KIMBERLY D. TAYLOR, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2014.

Notary Public

My Commission Expires: 1/6/15

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY