# WARRANTY DEED




NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$159,900.00.**

Affiant

Subscribed and sworn to before me this 24th day of Sept, 2014

Notary Public
My Commission expires 1-6-2015
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Joseph R. Broome | FirstBank | 052-12-0-055.00 |
| 1225 Neelys Bend Road | 3500 Blue Lake Drive, Suite 325 | |
| Madison, TN 37115 | Birmingham, AL 35243 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert D. Branson and Caitlin Branson f/k/a Caitlin G. Reid**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joseph R. Broome and Lindsay H. Broome, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 3 on the plan of Schoolside Heights, of record in Book 3700, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 3 fronts 96 feet on the northeasterly side of Neely's Bend Road and extends back 146 feet on the northwesterly line and 91 feet on the southeasterly line to a dead line, measuring 111.1 feet thereon.**

**Being the same property conveyed to Robert D. Branson and Caitlin G. Reid, as joint tenants with right of survivorship, by deed from MWC, LLC, on September 21, 2012, of record in Instrument Number 20120924-0086597, Register's Office for Davidson County, Tennessee.**

**Caitlin G. Reid n/k/a Caitlin Branson**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3700, page 38, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3949, page 40; and Instrument Number 20050705-0076975, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1225 Neelys Bend Road, Madison, TN 37115**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this September 24, 2014.

**Robert D. Branson**

**Caitlin Branson**

Davidson County DEEDWARR
Recvd: 09/29/14 14:09 2 pgs
Fees:13.00 Taxes:591.63
**20140929-0089540**

STATE OF N.C.
COUNTY OF GASTON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert D. Branson and Caitlin Branson,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 24, 2014

BENJAMIN LAWNICZAK NOTARY PUBLIC GASTON COUNTY, N.C.

My commission expires 12-1-14

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE