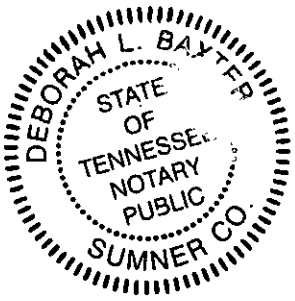
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Melissa D. Kiger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF DECEMBER, 2014.

Deborah L. Baxter
Notary Public

MY COMMISSION EXPIRES: 6/22/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nicholas A. McBroom	Reliant Bank	164 10 0A 106.00
(NAME)	(NAME)	
4057 Pineorchard Place	101 Creekstone Blvd Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch 37013	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Five Thousand And No/100 Dollars ($195,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lorraine Farrar, an unmarried woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nicholas A. McBroom, a single man,** hereinafter called the Grantee, his 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 all of Lot No. 265, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lorraine Farrar, an unmarried woman, by Warranty Deed from Southern Home Builders, LLC, a Tennessee limited liability company, dated May 21, 2004 and recorded May 25, 2004 as Instrument No. 20040525-0061523, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 4057 Pineorchard Place, Antioch, TN 37013

File Number: FRN-142339

BILL GARRETT, Davidson County
Trans:T20140097189 DEEDWARR
Recvd: 12/30/14 10:50 2 pgs
Fees:13.00 Taxes:721.50
20141230-0118823

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 this 17th day of December, 2014.

Lorraine Farrar

Lorraine Farrar

STATE OF NORTH CAROLINA
COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lorraine Farrar, an unmarried woman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2014.

Notary Public

My Commission Expires: 6/10/2017

Dramel Rounds
Notary
Public
Durham County, NC

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

File Number: FRN-142339