THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15012908

Davidson County DEEDWARR
Recvd: 02/18/15 09:19 3 pgs
Fees:18.00 Taxes:2449.40
20150218-0013795

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $662,000.00

Affiant

Subscribed and sworn to before me, this 16th day of February 2015.

Notary Public
My Commission Expires: 2/25/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christie Schenk and Christie Eric Schenk 3700 Estes Road Nashville TN 37215	New Owner	Tax Parcel ID No. 116-12-103.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James T. Broyhill, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christie Schenk and Eric Schenk, Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. Part of 6 on the Plan of Plat of A Subdivision of The West Part of Lot No. 2 of The Henry Compton Land Owned By Mrs. A. L. Billington, of record in Plat Book 547, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 6 fronts 215 feet on the Easterly side of Estes Avenue, formerly the Compton Road, and runs back between parallel lines 318 feet to a dead line.

Being the same property conveyed by Warranty Deed from M. Elizabeth Broyhill, married to James T. Broyhill, married as recorded on the 12th day of March, 2014 in Instrument No. 20140312-0020851 and Warranty Deed from Robert S. Baldwin and wife, Sheila Baldwin to M. Elizabeth Broyhill, an unmarried person as recorded on the 21st day of July, 2006 in Instrument No. 20060721-0088285, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 547, Page(s) 47, 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).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sewer, recorded in Book 3347, Page 394.

Easement for Right of Way, recorded in Book 6909, Page 856.

Easement for Sewer/Storm Drainage, recorded in Book 7026, Page 767.

Easement for Gas Line, recorded in Book 10698, Page 795.

This is improved property located at 3700 Estes Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of February 2015.

James T. Broyhill

STATE OF ~~TENNESSEE~~ NORTH CAROLINA)
COUNTY OF ~~DAVIDSON~~ FORSYTH)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James T. Broyhill, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 16th day of February 2015.

NORMA L. SLOAN NOTARY PUBLIC FORSYTH COUNTY, NC MY COMMISSION EXPIRES 7-4-2016

Notary Public

I, Amy Cross Nance, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Amy Cross Nance who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 6/22/15

ROSEMARY P. SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY