WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/7/17

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

P-FC-15-705

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)
Elaine B. Heinze	**Elaine B. Heinze**	
(NAME)	(NAME)	
705 Collins Trace Court	**705 Collins Trace Court**	**155-08-0-C-194.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37221**	
(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 **TALMAGE J. BROADBENT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELAINE B. HEINZE,** 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. 194 on the Plan of Poplar Creek Estates, Phase 2 of record in Plat Book 6900, Pages 339 through 347, 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 Talmage J. Broadbent, a married man by Warranty Deed from Gary P. Kelley and wife, Nancy M. Kelley, of record in Instrument No. 20120620-0053946, Register's Office for Davidson County, Tennessee, dated June 14, 2012 and recorded on June 20, 2012. The said Talmage J. Broadbent being one and the same person as Talmage Broadbent.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Pages 339-347 and Amendment and Change of Survey Monumentation of record in Plat Book 7900, Pages 888-889;
- Covenants, Conditions and Restrictions of record in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33 and Book 9472, Page 824;
- Poplar Creek HOA Charter of record in Book 7120, Page 125;
- Quitclaim Deed to Common Area of record in Instrument No. 20000508-0046144;
- Storm Water Detention Agreement of record in Book 6613, Page 705 and Book 7099, Page 299;
- Sewer Line Easement of record in Book 6613, Page 533;
- Quitclaim Deed to Homeowners Association of record in Instrument Nos. 20011017-0113305 and 20000124-0007575, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **705 Collins Trace Court , Nashville, Tennessee 37221**.

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.

BILL GARRETT, Davidson County
Trans:T20150039243 DEEDWARR
Recvd: 05/20/15 11:34 2 pgs
Fees:13.00 Taxes:924.63
20150520-0046541

Witness my/our hand(s) this the 1st DAY OF MAY, 2015.

Talmage J. Broadbent by Katie Broadbent, Attorney-In-Fact

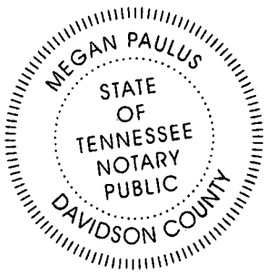
Katie Broadbent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIE BROADBENT, 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 TALMAGE J. BROADBENT, and who acknowledged she executed the same as the free act and deed of the said TALMAGE J. BROADBENT.

Witness my hand and official seal, this the 1st of May, 2015.

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

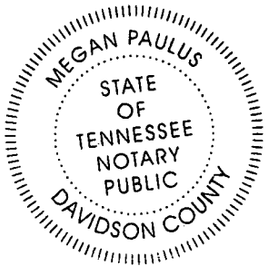


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIE BROADBENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2015.

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



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