WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150040864 DEEDWARR
Recvd: 05/27/15 09:46 2 pgs
Fees: 13.00 Taxes: 610.50
20150527-0048519

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

DANNY LEE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arlene T McFadden	GSF Mortgage Corp	135 14 0A 095.00
(NAME)	(NAME)	
160 Brookridge Trail	15430 W. Capitol Dr., suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brookfield, WI 53005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tommie R Broadwater and Doris G Broadwater,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Arlene T McFadden and Clarence R Reed II,** 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:

A 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. 82 on the plan of Pinnacle Point Subdivision, Phase III, a Planned Unit Development, as of record in Book 6900, Pages 391, 392 and 393, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tommie R. Broadwater and wife, Doris G. Broadwater by Warranty Deed from James T. Walz and wife, Laurie L. Walz, recorded September 7, 1995 in Deed Book 9787, Page 969, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 428 Black Mountain Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hands this 12th day of May, 2015.

Tommie R Broadwater

Doris G. Broadwater

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be of Tommie R Broadwater and Doris G Broadwater and that they as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as

WITNESS my hand and seal this 12th day of May, 2015.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14051

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD