Davidson County DEEDWARR
Recvd: 06/03/15 07:53 2 pgs
Fees:13.00 Taxes:814.00
20150603-0051458

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of June, 2015, by and between Ruby Jean Brown-Battle, an unamrried woman, party of the first part, and Thomas C Broome and Phyllis Broome, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Map of John W. Hart's Addition, as of record in Book 57, Page 129, Register's Office for said County and state, to which said plan reference is hereby made for a more complete legal description of said lot.

Being all or part of the same property conveyed to Ruby Jean Brown-Battle and a life estate reserved by Donald C. Battle by virtue of that certain Quit claim Deed dated October 1, 2014, at Instrument No. 20141126-0109063 in the Register's Office of Davidson County, Tennessee. Donald C. Battle died December 6, 2014.

Being the same property previously conveyed to Donald C. Battle by virtue of Quit Claim Deed dated June 30, 2010 at Instrument No. 20140814-0073729 in the said Register's Office.

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 I do covenant with the said GRANTEE(S) that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015Davidson County real property taxes, being a lien not yet due and payable; 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ruby Jean Brown-Battle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ruby Jean Brown-Battle, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of June, 2015.

Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Property Owner & Address: Thomas C Broome and Phyllis Broome

721 Hart Lane, Nashville, TN 37206

Tax Parcel No 08208024400

Property Address: 721 Hart Lane
Nashville, TN 37206

MAIL TAX BILLS TO: Mortgage Loan Servicing, Department 2520, PO Box 2153, Birmingham, AL 35287-2520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $220,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Thomas C. Broome
AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of June, 2015.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sarth, 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 Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY