STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2015.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G15-1970D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150074488 DEEDWARR
Recvd: 09/01/15 14:35 2 pgs
Fees:13.00 Taxes:530.95
20150901-0088849

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Esaul Nunez, married, and Emabel Nunez, unmarried (NAME)	Bank of Tennessee (NAME)	164-271
3469 Hamilton Church Road (STREET ADDRESS)	301 East Center Street (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Kingsport, TN 37660 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Stephen Broyles**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Esaul Nunez, married, and Emabel Nunez, unmarried,** 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:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the southerly margin of Hamilton Church Road; thence with said margin and a curve to the right (having a central angle of 05°37'45" a radius 2209.20 feet, a tangent of 108.61 and a chord bearing and distance of South 82°62'07" East, 216.96 feet) a distance of 217.04 feet to an iron pin; thence, leaving said margin, South 00°42'43' East, 91.29 feet to an iron pin: thence, South 01°24'0" West, 497.12 feet to an iron pin; thence, North 88°36'00" West, 219.29 feet to an iron pin; thence, North 01°24'00" East 609.70 feet to the point of beginning, containing 131,557.813 square feet or 3.020 acres, according to a survey by Phillip E. Holmes, Jr. R.L.S.

BEING the same property conveyed to Steven Broyles from Richard C. Wallace, unmarried, by Deed dated May 28, 1999, in Book 11511, Page 509, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3469 Hamilton Church Road, Antioch, TN 37013.

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. Whenever 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 hand(s) this 28th day of August, 2015.

Stephen Broyles

Stephen Broyles

August 28, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 28th day of August, 2015.

My Commission Expires: 3/20/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066