WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/15 08:11 3 pgs
Fees:18.00 Taxes:291.38
20150909-0091347

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $78,750.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF SEPTEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1410B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nashville Flipped, LLC	NEW OWNER	052-01-0-059.00
1500 Ordway Place		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CAREY BETH HALL AND SHERRI LEE BROERSMA AND CHELSEA RAY BROERSMA

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NASHVILLE FLIPPED, LLC

HEREINAFTER CALLED THE GRANTEE(S), 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, being Lot No. 11 of Block "B" on the Plan of Final Plat of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, in the Register's Office for Davidson County.

Said Lot No. 11 fronts 50 feet on the Northerly side of Harrington Street and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Ralph E. Broersma and wife, Janet M. Broersma by Warranty deed from Georgia Belle Everett and husband Holland E. Everett of record in Book 6725, page 795, Register's Office for Davidson County, Tennessee, dated December 03, 1985 and recorded on December 04, 1985. (Value or consideration shown in aforementioned deed $39,500.00.) Being also known as 305 Harrington Avenue Madison, TN 371154021. Property address being provided for informational purposes only.

Janet M. Broersma died on September 8, 2008. Ralph E. Broersma died, intestate, on April 8, 2013, said property being thereby vested in his children, Carey Beth Hall, Sherri Lee Broersma and Chelsea Ray Broersma by intestate succession.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Driveway Agreement of record in Book 4884, Page 815, in the Register's Office for Davidson County, Tennessee.

This is property known as 305 Harrington Avenue, Madison, TN 371154021

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 2nd day of September, 2015.

Carey Beth Hall

Carey Beth Hall

Sherri Lee Broersma

Sherri Lee Broersma

Chelsea Ray Broersma

Chelsea Ray Broersma

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CAREY BETH HALL, SHERRI LEE BROERSMA, AND CHELSEA RAY BROERSMA, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of September, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1410B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

