PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150095745 DEEDWARR
Recvd: 11/10/15 10:50 2 pgs
Fees:13.00 Taxes:4884.00
20151110-0114323

W & I Ref: (DM) Title No.: 57861
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert M. Broughton Tina S. Broughton 3516 Hampton Avenue Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 11705009200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,320,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lorie Anne Shulman and James D. Shulman, Trustees of the Lori Anne Shulman Living Trust established by the Revocable Trust Agreement of Lori Anne Shulman dated September 4, 2007,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Robert M. Broughton and Tina S. Broughton, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 3 and all of Lot No. 2 on the Map of a subdivision of Sharber's Home Tract, not of record, described according to survey made by W.B. Southgate, Surveyor, September 1938 as follows:

Beginning on the northerly margin of Hampton Avenue, at the southeast corner of the property conveyed to Edward Kaeser, Sr., and wife, Alma W. Kaeser, by deed from M.E. Hooper and wife, of record in Book 1218, page 26, Register's Office for said County, also being the corner of lots Nos. 1 and 2 on said unrecorded plan; thence with the line between said lots Nos. 1 and 2 northerly 250 feet to a point in the southern boundary line of Lot No. 8 on said unrecorded plan; thence with the line between Lots Nos. 2, 3, 7 and 8 easterly 130 feet to the northwest corner of the property conveyed to M.E. Hooper and wife, Minnie I. Hooper, by deed from Kate T. Sharber, of record in Book 1151, page 462, said Register's Office; thence with said Hooper's western boundary line southerly 250 feet, more or less, to the northerly margin of Hampton Avenue; thence with the same westerly 130 feet to the beginning.

Being the same property conveyed to Lori Anne Shulman and/or James D. Shulman, Trustees of the Lori Anne Shulman Living Trust, established by the Revocable Trust Agreement of Lori Anne Shulman dated September 4, 2007, by Warranty Deed from Lori Anne Shulman of record in Instrument No. 20070925-0114014, Register's Office for Davidson County, Tennessee, dated September 4, 2007 and recorded on September 25, 2007.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; Restrictive Covenant for Detached Structure of record in Inst. No. 20040603-0065389, Register's Office for Davidson County, Tennessee; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4253, page 356, said Register's Office.

This is improved property, known as 3516 Hampton Avenue, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 2015.

Lori Anne Shulman, Trustee

James D. Shulman, Trustee

State of Tennessee

County of Davidson

On this 30th day of October, 2015, before me the undersigned authority, personally appeared Lori Anne Shulman, Trustee and James D. Shulman, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,320,000.00.

Affiant

Sworn and subscribed before me this 30th day of October, 2015.

Notary

My Commission Expires: 9-11-17

AMY C. SCHLEIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY