BILL GARRETT, Davidson County
Trans:T20150107951 DEEDWARR
Recvd: 12/22/15 10:37 2 pgs
Fees:13.00 Taxes:493.95
20151222-0128543

WARRANTY DEED

HH15-0917

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Muldoon	NEW OWNER	
917 Broadmoor Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-1703		061-07-0-022.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT CHRISTOPHER ERLANSON AND LAURA ALLEN ERLANSON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EVAN MULDOON , AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 of Block "I" on the Plan of Broadmoor Subdivision, Section 2 of record in Plat Book 547, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 of Block "I" fronts 50 feet on the Northerly side of Woodruff drive and runs back between parallel lines, along the West margin of Lindell street, 155 feet to dead line.

Together with the Westerly 20 feet of Lindell street adjacent to Lot 1 of Block "I" on the map of Broadmoor Subdivision, Section 2 as of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee and as abandoned by Metro Ordinance No. 087-1899.

Being the same property conveyed to Robert Christopher Erlanson and Laura Allen Erlanson, husband and wife, as joint tenants with rights of survivorship by Quitclaim deed from Laura M. Allen, also known as Laura Allen Erlanson, an individual of record in Instrument No. 20100916-0073924 Register's Office for Davidson County, Tennessee, dated September 16, 2010 and recorded on September 16, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 547, Page 174, Subject to easements and other matters in Metro Ordinance No. 087-1899 closing, vacating and abandoning a portion of Lindell Street, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 917 Broadmoor Drive , Nashville, Tennessee 37216-1703
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 18th day of December, 2015.

Robert Christopher Erlanson

Laura Allen Erlanson By

Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of December, 2015, before me personally appeared Robert Christopher Erlanson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of December, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of December, 2015, before me personally appeared Robert Christopher Erlanson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laura Allen Erlanson, and who acknowledged he/she/they executed the same as the free act and deed of the said Laura Allen Erlanson..

Witness my hand and official seal, this the 30th day of December, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959