BILL GARRETT, Davidson County
Trans:T20160001861 DEEDWARR
Recvd: 01/08/16 11:01 4 pgs
Fees:23.00 Taxes:1239.50
20160108-0002045

File # 15-11-15205
Box 26b

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Dale Broadrick 3037 Brick Church Pike Nashville, TN 37207	New Owner	06002026300

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Deborah Moore and husband, John Moore (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Dale Broadrick, a married person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

Being the same property conveyed to Deborah Moore from Melissa McMurtry by Quitclaim Deed dated December 31, 2007 of record in Instrument Number 20080103-0000796, said Register's Office for Davidson County, Tennessee, further being the same property conveyed to Deborah Moore and Melissa McMurtry by Clara L. Thompson having died testate by will record in Will Book 77, page 754 in Chancery Court of Williamson County, Tennessee and record in Davidson County Tennessee in Instrument Number 20151229-0130340, further being the same property conveyed to Joe J. Thompson and Clara L. Thompson, Joe J. Thompson having predeceased Clara L. Thompson from W. E. Pilkerton and Willie N. Pilkerton by Warranty Deed dated October 30, 1981 in Book 5814, page 365, said Register's Office for Davidson County, Tennessee. An Affidavit of Heirship is recorded in Instrument Number 20151229-0130339, said Register's Office for Davidson County, Tennessee.

John Moore, husband of Deborah Moore joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 Davidson County taxes are not yet due and payable.
2. All matter as shown on Plat Book 547, page 126, said Register's Office for Davidson County, Tennessee.
3. Terms of Lease Agreement of record and recorded in Book 5281, page 278, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 3037 Brick Church Pike, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me this 29 day of December, 2015.

Notary Public

KAY M. HABBE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2017

Commission Expires: 3/7/2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of Davidson, 2015.

Deborah Moore

John Moore

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Deborah Moore and husband, John Moore with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 29th day of December, 2015.

Notary Public

My Commission Expires: 3/7/2017

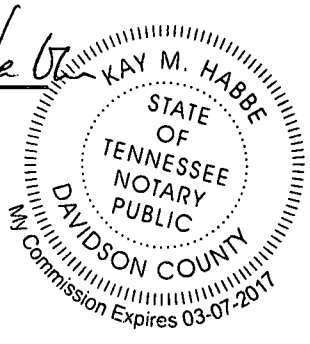


EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Bransford Realty Company's Subdivision of the Frank Brown Place, as of record in Book 547, Page 126, Register's Office for said County, described according to a survey made by Lewis P. Justice, surveyor, May 16, 1951, as follows:

Beginning on the easterly margin of Brick Church Pike, 181.75 feet southerly from the southeast corner of said Pike and Ewing Lane; thence with the easterly margin of said Pike south 0 degrees 05' east 100 feet to a point in the northern boundary line of Lot No. 3 on said plan; thence with the line between said Lots Nos. 3 and 4 south 88 degrees east 175 feet; thence northerly 100 feet; thence westerly 175 feet to the easterly margin of Brick Church Pike, the point of beginning.

Included in the above described property, but expressly excluded is the following described tract of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 9964, page 758, said Register's Office.

Beginning at a point on the east existing margin of Brick Church Pike, said point being the point of intersection between north margin of Interstate 24 and the Grantor with the east existing margin of Brick Church Pike; thence with said existing margin Brick Church Pike northerly 100.04 feet more or less to the intersection with the common property line of Williams and Sharon Norris and the Grantor; thence with said common property line South 84 degrees 13 minutes 03 seconds East 15.82 feet to a point of intersection with the east proposed margin of State Project No. 19108-2704-54; thence with said proposed margin South 3 degrees 24 minutes 23 seconds West 57.74 feet; thence with a 11125.93 foot radius curve right 42.31 feet to a point located 42 feet right of centerline survey station 181+06.35 being the northerly margin of Interstate 24; thence with said margin North 84 degrees 13 minutes 03 seconds West 17 feet to the point of beginning, containing 1,640 square feet.