BILL GARRETT, Davidson County
Trans:T20160021196 DEEDQC
Recvd: 03/15/16 13:02 2 pgs
Fees:12.00 Taxes:0.00
20160315-0024544

This Instrument Prepared by:

Laura A. Frost
Attorney at Law
131A South Water Avenue
Gallatin TN 37066

State of Tennessee)
County of Sumner)
The actual consideration or value, whichever is greater for this transfer is exempt as a marital settlement.

Affiant

Subscribed and sworn to before me, this the 4th day of March 2016.

NOTARY PUBLIC

COMMISSION EXPIRES: 2/28/18

LAURA A. FROST
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:
Andrew Nelson Broadway
862 Idlewild Drive
Nashville, TN 37115

SEND TAX BILLS TO:
Andrew Nelson Broadway
854 Idlewild Drive
Nashville,TN 37115

Book/Page
1939/274
8646/626
Tax Parcel ID No.
#05205017100

QUITCLAIM DEED

For good and valuable considerations, the undersigned, Elizabeth Michelle (Hendrix) Broadway, conveys and quitclaims unto Andrew Nelson Broadway all right, title, and interest in and to the following described real property, to wit:

Lot 7 (a portion of):

Situated at: the most northwesterly portion of Lot 7 on a subdivision plat of the H.B. Chadwell Tract, of record in Book 547, Page 60, Register's Office, Davidson County, Tennessee

Prior and last reference being a portion of property conveyed to Howard B. Davis and wife Jacqueline L. Davis in Deed Book 1939, Page 369, and being further described as follows:

Beginning at a concrete monument the southwesterly margin, 25 feet from the center-line of Idlewild Drive, a corner to Metropolitan Government of Nashville & Davidson County (Deed Book 000086460000626), and being the most easterly point of this tract; thence, leaving Idelwild Drive S 42°24'15'' W a distance of 262.66 feet to a concrete monument, a corner to said Metropolitan Government of Nashville & Davidson County; thence, N 22°49'24''W a distance of 45.11 feet to an iron pin set (1/2'' rebar), a corner to John Daniel Broadway II (Deed book 000086400000815), and a common corner to Lot 6, H.B. Chadwell Tract (Back 547, Page 60); thence, N 42°47'09'' E a distance of 258.25 feet to an iron pin set (1/2'' rebar), a corner to Lot 6, and in the margin of said Idlewild Drive; thence, with Idlewild Drive and with a curve turning to the left, with a delta angle of 14°29'47;;, with a radius of 165.75 feet, with an are length of 41.94 feet, with a chord bearing of S 27°19'49'' E feet, and a chord length of 41.82 feet to the point of beginning, containing 0.239 acre according to a survey by Ray G. Cole, Registered Land Surveyor Tennessee No. 924, date September 26, 2007. **The Said Howard B. Davis having since died.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF H.B. CHADWELL TRACT, OF RECORD IN PLAT BOOK 547, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON; SUBJECT TO NOTES, EASEMENTS, ETC., AS SET FORTH ON THE BOUNDARY SURVEY FOR H.B. DAVIS PROPERTY DATED SEPTEMBER 26, 2007 BY COLE LAND SURVEYING.

Current Source of Title # 20071115-0134110

IN TESTIMONY WHEREOF, I have hereunto set my signature on this 14 day of March, 2016.

Elizabeth Michelle (Hendrix) Broadway

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, Seamus Fennessy (clerk or notary public), the within named bargainor, Elizabeth Michelle (Hendrix) Broadway, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that she executed the within instrument for the purpose therein contained, on this the 4th day of March, 2016.

SEAMUS FENNESSY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN

Notary

My Commission Expires: October 20, 2019