BILL GARRETT, Davidson County
Trans:T20160057318 DEEDWARR
Recvd: 07/06/16 09:45 3 pgs
Fees:18.00 Taxes:74.00
20160706-0068921

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $20,000.00.

AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2594
Email: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 29th day of June, 2016.

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Broadwell 124 W Twelve Stones Xing Goodlettsville, TN 37072	Michael J. Broadwell 124 W Twelve Stones Xing Goodlettsville, TN 37072	03300027700

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of June, 2016, by and between Claude E. Wair, hereinafter called Grantor, and Michael J. Broadwell, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Claud E. Wair, Grantor, does hereby bargain, sell, transfer and convey unto Michael J. Broadwell, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 1113 Campbell Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Gender and Number. Words used herein indicating gender and number shall be read as the context may require.

WITNESS the hand and seal of Grantor on the day and year first above written.

Claude E Wair

CLAUDE E, WAIR, GRANTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Claude E. Wair, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 29th day of June, 2016.

Howard M. Skipworth

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT A

Being Lot No. 2, on the Plan of the Resub of part of Lot 6 D.M. Moore's Land Dickerson Road, of record in Plat Book 8250, Page 920, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Claude E. Wair, a single person, by deed from Stuart J. Phillips and wife, Aldona Phillips, of record in Instrument No.: 20151109-0113541, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. ALL REAL PROPERTY taxes for the year 2016 and subsequent years, A LIEN, not yet due and payable (MAP-PARCEL No. 033000277.00). 2015 real property taxes have been paid.
2. This is the same description as in previous deed of record.
3. Subject to any and all matters and notes on plat of record in Book 8250, Page 920, Register's Office, Davidson County, Tennessee.
4. This conveyance is subject to Driveway of record in Book 3538, Page 418 and Re-imposed in Book 6027, Page 528, said Register's Office.
5. This conveyance is subject to Agreement for Dedication of Easement for Sewers and/or Storm drainage of record in Book 7468, Page 535, said Register's Office.
6. This conveyance is subject to easement access for water line, maintain, repair, etc. of record in Book 2153, Page 2404 and Book 2496, Page 267, said Register's Office.
7. Any and all other matters appearing of record.