WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160066740 DEEDWARR
Recvd: 08/03/16 10:04 2 pgs
Fees: 13.00 Taxes: 333.00
20160803-0080091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Hite	Terry L. Davidson and/or Jean M.	
(NAME)	(NAME)	
100 Draper Drive	208 Brandywine Dr.	33-4/9
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT H. BRODIE AND JOYCE A. BRODIE AND BARBARA TOOMBS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT S. HITE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 12 on the Plan of Goodlettsville Heights, Section 3, of record in Book 1835, Page 98, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert H. Brodie and Joyce A. Brodie and Barbara Toombs by deed from Tony W. Toombs, Executor of the Estate of Clara Martin Brodie, deceased, dated October 14, 2014, of record in Instrument No. 20141023-0097986 and by Deed of Correction of record in Instrument No. 20160803-0080087, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 1835, Page 98, said Register's Office; and restrictive covenants of record in Book 3889, Page 685 and Book 4351, Page 791, said Register's Office.

unimproved _
This is improved x property, known as 100 Draper Drive, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 29th day of July, 2016

Robert H. Brodie by Tony W Toombs

ROBERT H. BRODIE, BY: TONY W. TOOMBS, ATTORNEY IN FACT

Joyce A Brodie by Tony W Toombs

JOYCE A. BRODIE, BY: TONY W. TOOMBS, ATTORNEY IN FACT

Barbara Toombs by Tony W Toombs

BARBARA TOOMBS, BY: TONY W. TOOMBS, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29 day of July, 2016, before me personally appeared Tony W. Toombs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert H. Brodie, Joyce A. Brodie and Barbara Toombs and acknowledged that he executed the same as the free act and deed of Robert H. Brodie, Joyce A. Brodie and Barbara Toombs.

Witness my hand and official seal at Nashville, Tennessee this 29 day of July, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 7, 2017

Notary Public