BOX 10-A (2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160082753 DEEDWARR
Recvd: 09/21/16 09:29 2 pgs
Fees:13.00 Taxes:481.00
20160921-0099286

R-BH-16-115-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires September 16, 2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William F. Broyles	ORNL Federal Credit Union	
(NAME)	(NAME)	
115 Hicks Road	215 S. Rutgers Ave	**142-15-C-115.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Oak Ridge, TN 37830	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY LYNNE SMITH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM F. BROYLES, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit 115 on the Plan of Breckenridge Condominiums, as established by Master Deed of record in Book 6808, Page 45, amended in Book 7020, Page 848, said Register's Office, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Nancy Lynne Smith by Quitclaim Deed from Andrew Damian Smith, recorded February 22, 1995 in Book 9600, Page 955 and further conveyed to Andrew D. Smith and wife, Nancy B. Smith by Warranty Deed from Steven Hulen et ux, Janice Hulen and John R. Hulen et ux, Jo Ann Hulen, recorded August 4, 1986 in Book 6938, Page 520, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Master Deed recorded in Book 6808, Page 45, amended in Book 7020, Page 848, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 6870, Page 628, amended in Book 7798, Page 415, Register's Office for Davidson County, Tennessee.
- Easement for public utilities recorded in Book 10160, Page 83, Register's Office for Davidson County, Tennessee.
- 2016 Property Taxes and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **115 Hicks Road, Nashville, Tennessee 37221**.

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.

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

Witness my/our hand(s) this the 20th DAY OF SEPTEMBER, 2016.

Nancy Lynne Smith by Kathleen Conway Koomen as Attorney in Fact

Nancy Lynne Smith by Kathleen Conway Koomen as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN CONWAY KOOMEN, 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 NANCY LYNNE SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said NANCY LYNNE SMITH.

Witness my hand and official seal, this the 20th of September, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212