WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Sarah M. Dooley
Affiant

Subscribed and sworn to before me, this 31st day of March, 2017

Deborah L. Baxter
Notary Public

MY COMMISSION EXPIRES: 7-24-2019
(AFFIX SEAL)

DEBORAH L. BAXTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER CO.

BILL GARRETT, Davidson County
Trans:T20170027760 DEEDWARR
Recvd: 04/03/17 11:04 2 pgs
Fees:13.00 Taxes:873.20
20170403-0032113

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Demetrious	Pinnacle Bank	063-00-0
(NAME)	(NAME)	(MAP)
1600 Hudson Road	150 3rd Ave South Ste 900	271.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Madison, TN 37115	Nashville, TN 37201	
(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, I/we, Joseph Broome, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Laura Demetrious and Steven Demetrious, wife and husband, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Margaret Heights Subdivision of record in Instrument Number 20040629-0077366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Broome by 20150428-0037953 deed from James William Dillard and Jamey Shannon Dillard Farrar, Co-Trustees of the Testamentary Trust of Margaret Marie Piercey Dillard dated October 27, 2013 of record in Instrument No. 20150428-0037953 Register's Office for Davidson County, Tennessee.

Being also known as 1600 Hudson Road, Madison, Tennessee 37115.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1600 Hudson Road, Madison, Tennessee 37115

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.

Witness my/our hand(s) this 31st day of March, 2017.

Joseph Broome

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joseph Broome; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 31st day of March, 2017.

Notary Public

My Commission Expires: 1/6/2020

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE