Bill Garrett Davidson County
Batch# 5761 DEEDWARR
09/28/2017 03:35:30 PM 2 pgs
Fees: $13.00 Taxes: $506.53
20170928-0099566

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $136,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2017.

Notary Public
My commission expires:

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

02-1708-50286

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Tony Broadrick 302 Leisure Ct Antioch TN 37013	New Owner	162-16-0-B-002.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roche D. Tan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tony Broadrick and Emily E. Mount**, hereinafter called the Grantees, their successors 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 Unit No. 2, on the Plan of Section One, Phase One, Leisure Heights, of record in Book 5800, Page 267, as amended in Book 6396, Page 502, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roche D. Tan and Tilly A. Tan, married by deed from Carla S. Darden, unmarried, dated August 24, 2007, recorded August 30, 2007, of record in Instrument No. 20070830-0104148, Register's Office for Davidson County, Tennessee. Final Decree of Divorce between grantees filed July 29, 2011 in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 08D-2860.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 302 Leisure Ct, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of September, 2017.

Roche D. Tan 9-22-2017

Roche D. Tan

STATE OF CALIFORNIA
COUNTY OF Contra Costa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Roche D. Tan**, with whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Antioch, California, this 22nd day of September, 2017.

Carlos Madrigal
Notary Public

My Commission expires: 4-5-20

CARLOS MADRIGAL
COMM. #2145596
Notary Public - California
Santa Clara County
My Comm. Expires Apr. 5, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019