WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

P-WR-17-716

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)
Angela Renee Miller	Same address	
(NAME)	(NAME)	
716 Sweetwater Circle	Its new owner	**064-15-0A-018.00-CO**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **HERMAN ALTON BROADWAY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGELA RENEE MILLER, A MARRIED WOMAN,** 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 Lot No. 49 on the Plan of Revision One, Section One, Plantation Walk of record in Plat Book 7900, Page 697, as corrected by a Surveyor's Certificate of Correction of record in Book 9432, Page 449, 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 Herman Alton Broadway by Warranty Deed from LPS of USA, Inc., a California corporation of record in Instrument No. 20140205-0010281, Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 05, 2014.

Grantor's spouse joins in the execution of this Deed for tthe purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 7900, Page 625, Plat Book 7900, Page 697, as revised in Book 9432, Page 449;
- Declaration of Restrictive Covenants for Plantation Walk of record in Book 9231, Page 719, Book 9782, Page 720 and Book 9547, Page 904;
- HOA Charter of record in Book 9315, Page 723;
- Storm Water Detention Agreement of record in Book 9782, Page 720;
- Storm Water Detention Agreement of record in Book 9356, Page 959;
- Sanitary Sewer Agreement of record in Book 11125, Page 430;
- Declaration of Easement of record in Book 11125, Page 230;
- Restrictions of record in Instrument No. 20071101-0128795;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **716 Sweetwater Circle, Old Hickory, Tennessee 37138**.

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.

Bill Garrett Davidson County
Batch# 6089 **DEEDWARR**
09/29/2017 02:55:52 PM 2 pgs
Fees: $13.00 Taxes: $702.63

20170929-0100013

Witness my/our hand(s) this the 26th DAY OF SEPTEMBER, 2017.

Herman Alton Broadway

Paige Broadway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERMAN ALTON BROADWAY and PAIGE BROADWAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2017.

Notary Public
My Commission Expires: 5-27-2020
(SEAL)

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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