


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 21,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 5/15/2020

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Allway Home Improvement LLC | New Owner | 149-03-0-111 |
| (NAME) 207 Evergreen Circle | (NAME) | |
| (ADDRESS) Hendersonville, TN 37075 | (ADDRESS) | |
| (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,

**RICHIE BROXTON, SYLVIA BROXTON, SHEILA BROXTON PARSONS, CAROL BROXTON, JANICE BROXTON, JOHN BROXTON JR., AND ISA CONWAY, ADMINISTRATOR OF THE ESTATE OF LUCILLE J. BROXTON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ALLWAY HOME IMPROVEMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**

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:

Being Lot No. 8B, Zone Lot Division, Lots 7 & 8, Edge-O-Lake Villa, as of record in Book 6900, Page 606, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John Broxton and wife Lucille Broxton by Deed dated October 30, 1991 from Harold Reeves and wife, Pamela Reeves, recorded October 31, 1991, in Book 8475, Page 488, in the Official Records of Davidson County, Tennessee.

The said John Broxton predeceased Lucille Broxton vesting interest in the subject property to his sole surviving spouse.

The said Lucille Broxton died intestate vesting interest in the subject property to her heirs as referenced in the Order to Probate the Estate of Lucille J. Broxton, Docket Number 18P1218, filed in the Probate Court of Davidson County, Tennessee and as further evidenced in the Affidavit of Heirship of record in Instrument No. 20181109-0111020, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2452 Scott Valley Drive, Nashville, TN 37217

LT&E File #15154

Karen Y Johnson Davidson County
Batch# 158065 **DEEDWARR**
11/09/2018 10:49:37 AM 4 pgs
Fees: $23.00 Taxes: $79.92

20181109-0111021

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 2nd day of November, 2018.

Richie Broxton By Isa Conway
Richie Broxton by Isa Conway, Attorney-In-Fact

Sylvia Broxton By Isa Conway
Sylvia Broxton by Isa Conway, Attorney-In-Fact

Sheila Broxton By Isa Conway
Sheila Broxton Parsons by Isa Conway, Attorney-In-Fact

Carol Broxton By Isa Conway
Carol Broxton by Isa Conway, Attorney-In-Fact

Janice Broxton By Isa Conway
Janice Broxton by Isa Conway, Attorney-In-Fact

John Broxton Jr By Isa Conway
John Broxton Jr. by Isa Conway, Attorney-In-Fact

Isa Conway
Isa Conway, Administrator of the Estate of Lucille J. Broxton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Isa Conway 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 Richie Broxton and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Richie Broxton.

Witness my hand and official seal this 2nd day of November, 2018.

Notary Public

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 11/14/21

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Isa Conway 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 Sylvia Broxton and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Sylvia Broxton.

Witness my hand and official seal this 2nd day of November, 2018.

Notary Public

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 11/14/21

LT&E File #15154

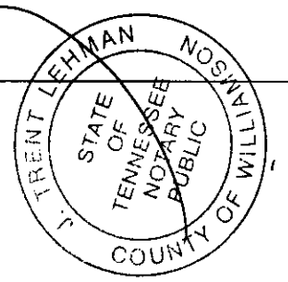
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Isa Conway 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 Sheila Broxton Parsons and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Sheila Broxton Parsons.

Witness my hand and official seal this 2nd day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/14/21



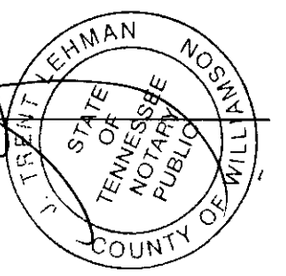

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Isa Conway 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 Carol Broxton and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Carol Broxton.

Witness my hand and official seal this 2nd day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/14/21



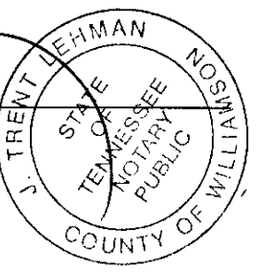

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Isa Conway 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 Janice Broxton and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Janice Broxton.

Witness my hand and official seal this 2nd day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/14/21



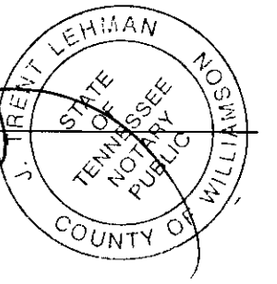

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Isa Conway 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 John Broxton Jr. and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said John Broxton Jr..

Witness my hand and official seal this 2nd day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/14/21

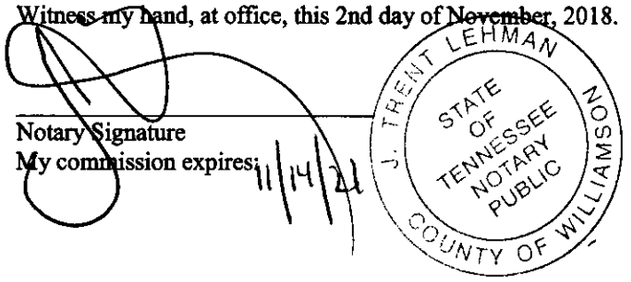



LT&E File #15154

State of Tennessee
County of Williamson

On this 2nd day of November, 2018, before me personally appeared Isa Conway, to me known (or proved to me on the basis of satisfactory evidence) who acknowledged himself to be the Administrator of the Estate of Lucille J. Broxton, and that as such Administrator, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing as Administrator of the Estate of Lucille J. Broxton.

Witness my hand, at office, this 2nd day of November, 2018.




Notary Signature
My commission expires: 11/14/21

LT&E File #15154