Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Karen Johnson Davidson County
Batch# 240065 **DEEDWARR**
06/06/2019 02:42:13 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20190606-0054348

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Affiant

Subscribed and sworn to before me, this 30th day of April, 2019.

Notary Public
My commission expires: 7/6/20

04-1904-57207

Address of New Owner:	Send Tax Bills to:	Tax Information:
Allcustomhomes, LLC 308 Valeria Street Nashville TN 37210	Allcustomhomes, LLC 308 Valeria Street Nashville, TN 37210	119-01-0-378.00

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, **Brenda Broadbent, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Allcustomhomes, LLC**, 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 Lot No. 57, on the Plan of Overhill City and W. H. Fox (erroneously referenced in prior deed as Overhill City and W. H. Fox's) Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subd., of record in Book 332, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Broadbent et ux Brenda Broadbent by deed from Jessie Davis, dated September 28, 1977, recorded October 3, 1977, of record in Book 5204, Page 578, Register's Office for Davidson County, Tennessee. The said Robert C. Broadbent having since died on September 3, 2013, leaving wife, Brenda Broadbent, as sole surviving tenant by the entirety.

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 308 Valeria Street, Nashville, TN 37210.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JN-DD-19318

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 30th day of April, 2019.

Brenda Broadbent

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brenda Broadbent**, 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 Smyrna, TN, this 30th day of April, 2019.

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020