PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

WARRANTY DEED

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

Karen Johnson Davidson County
Batch# 308128 DEEDWARR
10/30/2019 09:09:07 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20191030-0111220

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Michael J. Broadwell	SAME	18-7-27
(NAME)	(NAME)	
200 Isaac Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20193102

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, I/we, Anna Albert Preston and Anna Albert Preston, Trustee for the use and benefit of Stephen Lynn Preston and Timothy Wayne Preston , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Michael J. Broadwell, 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. :

Certain real property situate in the Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 30 on the Plan of Connell Estates, Section I, as of record in Book 2900, page 15, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Anna A. Preston, individually and Anna A. Preston, Trustee for the future use and benefit of Stephen Lynn Preston and Timothy Wayne Preston by Quitclaim Deed from Frank B. Preston and Annie Albert Person dated April 23, 1982 and filed of record in Book 5887, page 685, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 200 Isaac Drive, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of October, 2019

Anna Albert Preston

Anna Albert Preston, Trustee for the use and benefit of Stephen Lynn Preston and Timothy Wayne Preston

BY: Anna Albert Preston
Anna Albert Preston, Trustee

Timothy Wayne Preston

Stephen Lynn Preston by Timothy Preston A.I.F.
Stephen Lynn Preston, by Timothy Preston, Attorney in Fact

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Timothy Preston, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stephen Lynn Preston , and who acknowledged that he/she executed the same as the free act and deed of Stephen Lynn Preston.

Witness my hand, at office, this 29th of October, 2019.

Notary Public
My Commission Expires:

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires
01-29-2020

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anna Albert Preston and Anna Albert Preson, Trustee for the use and benefit of Stephen Lynn Preston and Timothy Wayne Preston, and Timothy Wayne Preston, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of October, 2019.

Notary Public
My Commission Expires:

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires
01-29-2020