WARRANTY DEED

Karen Johnson Davidson County
Batch# 316315 DEEDWARR
11/15/2019 10:03:13 AM 5 pgs
Fees: $28.00 Taxes: $462.50

20191115-0117974

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER 2019.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NOVAHOMEBUYERS LLC	**Same as Owner**	**162-06-0-242.00**
(NAME)	(NAME)	
659 Olive Branch Rd		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(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, **CATHIE ELAINE HALFACRE, ANTHONY RENE BROYLES, SHIRLEY ANN BROYLES, RONNIE LEE BROYLES AND RANDALL LEE BROYLES, THE HEIRS OF HORACE BROYLES,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOVAHOMEBUYERS, 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Valley Green Subdivision of record in Book 4460, page 96, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Horace Broyles, unmarried man by Warranty Deed from Margaret Rose French, unmarried, executed June 27, 2014, recorded July 3, 2014, as Instrument Number 20140703-0058747, Register's Office for Davidson County, Tennessee. The said Horace Broyles died intestate on May 6, 2015. Affidavit of Heirships listing the Heirs of Horace Broyles as Cathie Elaine Halfacre, Anthony Rene Broyles, Shirley Ann Broyles, Ronnie Lee Broyles and Randall Lee Broyles are filed of record as Instrument Number 20191114-0117620 and Instrument Number 20191114-0117621, Register's Office for Davidson County, Tennessee..

unimproved ☐
This is improved ☒ property, known as **213 Delvin Drive** **Antioch, TN** **37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2019 real property taxes have been paid, prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 4460, pages 96 & 97, said Register's Office; (c) Restrictions of record in Book 4622, page 277, said Register's Office.

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 hand this _____ day of November 2019.

Cathie Elaine Halfacre

Cathie Elaine Halfacre

Ronnie Lee Broyles

Ronnie Lee Broyles

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Cathie Elaine Halfacre, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of November 2019.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pam McBroom

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Ronnie Lee Broyles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of November 2019.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pam McBroom

Notary Public

Witness my hand this 6th day of November 2019.

Anthony Rene Broyles

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, of said County, Anthony Rene Broyles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 6th day of November 2019.

Commission expires: 10/20/20

SHARON HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Notary Public

Witness my hand this 7th day of November 2019.

Shirley Ann Broyles

Shirley Ann Broyles

ACKNOWLEDGMENT

STATE OF INDIANA
COUNTY OF Marion

Personally appeared before me, the undersigned, of said County, Shirley Ann Broyles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Indianapolis, Indiana this 7 day of November 2019.

Commission expires: February 15, 2025

Linda Chipman

Notary Public



LINDA CHIPMAN
Notary Public
State of Indiana
Commission No. 601449
My Commission Expires
February 15, 2025

Witness my hand this 8th day of November 2019.

Randall Lee Broyles

ACKNOWLEDGMENT

STATE OF NEW JERSEY
COUNTY OF MIDDLESEX

Personally appeared before me, the undersigned, of said County, Randall Lee Broyles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MONROE, NEW JERSEY this 08 day of November 2019.

Commission expires: 01/03/2022

Notary Public

MANIMALA MUNIAPPAN
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2456045
My Commission Expires 1/3/2022