THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210534898** Karen Johnson Davidson County Batch# 663651 **DEEDWARR** 06/24/2021 09:45:11 AM 2 pgs Fees: $13.00 Taxes: $1,476.30 20210624-0085488	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2021. Notary Public My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor J. Hardie and Talia Shapiro 1225 Neelys Bend Road Madison TN 37115	New Owner	Tax Parcel ID No. 052 12 0 055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph R. Broome and Lindsay H. Broome, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Taylor J. Hardie and Talia Shapiro, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 3 on the plan of Schoolside Heights, of record in Book 3700, Page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 3 fronts 96 feet on the Northeasterly side of Neely's Bend Road and extends back 146 feet on the Northwesterly line and 91 feet on the Southeasterly line to a dead line, measuring 111.1 feet thereon.

Being the same property conveyed to Joseph R. Broome and Lindsay H. Broome, husband and wife, by Warranty Deed from Robert D. Branson and Caitlin Branson f/k/a Caitlin G. Reid, of record in Instrument No. 20140929-0089540, in the Register's Office of Davidson County, Tennessee, dated September 24, 2014 and recorded on September 29, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Schoolside Heights, as recorded in Plat Book 3700, Page(s) 38.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3949, Page 401 and Instrument No. 20050705-0076975.

This is improved property located at 1225 Neelys Bend Road Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-BR-21-1225

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2021.

Joseph R Broome

Lindsay H Broome

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph R Broome and Lindsay H Broome, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021