WARRANTY DEED

BRIAN C. BATE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires Feb. 19, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Jerry B. Brumfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane
Suite B-105
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 05/28/03 09:39 2pgs
Fees:13.00 Taxes:417.73
20030528-0071637

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Brumfield	National Commerce Bank Service	Map: 150-14
(NAME)	(NAME)	
4112 Tea Garden Way	One Commerce Square, 1st Floor	Parcel: 94
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38150	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20031144

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ronald D. Hirsbrunner, a single person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jerry Brumfield**, a single person, hereinafter called the GRANTEE, his/her 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. 3 on the Plan of Tea Garden Place of record in Plat Book 8250, page 571, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald D. Hirsbrunner by Quit Claim Deed from Sherlin K. Hirsbrunner and record in Book 10827, page 749 and also of record in Book 10449, page 172, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4112 Tea Garden Way, Antioch, TN 37013

(House Number) (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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 23rd day of May, 2003.

Ronald D. Hirsbrunner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Ronald D. Hirsbrunner, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of May, 2003.

Commission expires:

BRIAN C. BATE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007

Notary Public