WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/03 11:16 2pgs
Fees:13.00 Taxes:518.00

20030714-0097897

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. DeSantis	Robert L. DeSantis	9311C6
(NAME)	(NAME)	
125 Lea Avenue	3117 Richmond Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Staten Island, NY 10306	
(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,

Jerry W. Brumback and wife, Patricia C. Brumback,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert L. DeSantis and Laura A. DeSantis, husband and wife, and Michael J. DeSantis,

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 Unit No. 6 on the Plan of Rutledge House Condominiums, of record in Book 6200, Page 318, amended in Book 11700, Page 26, Register Office for said County; to which plan reference is hereby made for a more complete legal description.

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.

Being the same property conveyed to Jerry W. Brumback and wife, Patricia C. Brumback, by deed from Rutledge House, LTD, of record in Instrument No. 20010122-0006425, Register's Office for Davidson County, Tennessee. Re-recorded 20010706-0072472, said Register's Office.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 125 Lea Avenue, Nashville, TN 37210
(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 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 our hands this 11th day of July, 2003.

Jerry W. Brumback

Patricia C. Brumback by Jerry W. Brumback, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Jerry W. Brumback, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of July, 2003.

Commission expires: November 25, 2006

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mark A. Ellmore, Jr. Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Jerry W. Brumback, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Patricia C. Brumback, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of July, 2003.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.