Book 29

WARRANTY DEED

KIMBRA R. ROUSH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank R. Breitwieser et ux	1st Trust Bank For Savings	Map 65-9
(NAME)	(NAME)	
4733 Cascade Drive	6525 Quail Hollow	
(ADDRESS)	(ADDRESS)	Parcel 98
Old Hickory, TN 37138	Memphis, TN 38120	
(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, Sharon D. Bruner,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank R. Breitwieser and wife, Barbara C. Breitwieser, 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:

*unmarried

Being Lot No. 310 on the Plan of Sherwood Forest, Section Four, as shown of record in Plat Book 4460, Page 183 and 183, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sharon Denise Puryear by Quitclaim Deed from Ronald Keith Puryear, filed for record in Book 8107, Page 733, Register's Office for Davidson County, Tennessee, and being further conveyed to Sharon D. Bruner and husband Russell S. Bruner, by Quitclaim Deed from Sharon D. Bruner, formerly known as Sharon D. Puryear, filed for record 12/17/01 as Instrument No. 20011217-0138812, Register's Office for Davidson County, Tennessee, and being further conveyed to Sharon D. Bruner by Quitclaim Deed from Sharon D. Bruner, formerly known as Sharon. D. Puryear and husband Russell S. Bruner, filed for record 12/12/05 as Instrument No. 20051212-0149109, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 4460, Page 182 and 183, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 4704, Page 448, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4733 Cascade Drive, Old Hickory, TN 37138

(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 my hand this 15th day of May, 2006.

Sharon D. Bruner

Davidson County DEEDWARR
Recvd: 05/18/06 11:24 2 pgs
Fees:13.00 Taxes:399.60

20060518-0058464

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Sharon D. Bruner, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 15th day of May, 2006.

Commission expires: May 3, 2010

Delaina D. Scoby Notary Public

