WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120053270 DEEDWARR
Recvd: 07/19/12 13:31 2 pgs
Fees:13.00 Taxes:144.09
20120719-0063589

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,944.00

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2012.

~~Notary Public~~

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Waynick	Mark Waynick	044-15-0-031.00
(NAME)	(NAME)	
711 Hadley Avenue	711 Hadley Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, I, Eric Brustad, unmarried, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Waynick, 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. 133, on the Plan of Village of Old Hickory, Section A, of record in Plat Book 1424, page 68, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Property described as follows:

Beginning on the easterly margin of Hadley Avenue at the corner of Lots Nos. 132 and 133; thence with the line between said lots, eastwardly 104.6 feet to the corner of Lots Nos. 126, 127, 132, and 133; thence with the line between Lots Nos. 126, 127, 132, and 133, southwardly 63 feet to the northerly margin of Eighth Street; thence with the northerly margin of said Street, westwardly 94.4 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the easterly margin of Hadley Avenue; thence around said curve with a radius of 10 feet to the easterly margin of Hadley Avenue; thence with the easterly margin of said Avenue, northwardly 53 feet to the beginning.

Being the same property conveyed to Eric Brunstad and Melissa Brunstad, husband and wife, by deed of record in Instrument Number 20050708-0078819, Register's Office for Davidson County, Tennessee. Melissa Brunstad, has since died on 11/30/09 leaving Eric Brunstad as sole owner of said property.

Subject to all matters as shown on Plan of Village of Old Hickory of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee. Easement of record in Book 1905, page 454, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 711 Hadley Avenue, 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 12th day of July, 2012.

Eric Brunstad by Tara DeSelms, Attorney-in-Fact
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12th day of July 2012 before me personally appeared Tara DeSelms, the person who executed the foregoing instrument on behalf of Eric Brustad, and acknowledged that she executed the same as the free act and deed of the said Eric Brustad,, through Power of Attorney granted 07/11/12 by the said Eric Brustad,.

Witness my hand and official seal at Franklin, Tennessee this 12th day of July, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013