BILL GARRETT, Davidson County
Trans:T20130059609 DEEDWARR
Recvd: 07/12/13 14:10 3 pgs
Fees:18.00 Taxes:9065.00

20130712-0072404

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,450,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2013.

Notary Public

My commission expires: March 8, 2016

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stuart T. Brunson	Avenue Bank	130-10-0
4405 Warner Place	111 10th Ave. S.	013.00
Nashville, TN 37205	Nashville TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

George S. Allen and wife, Shannon H. Allen

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stuart T. Brunson and Eliza S. Brunson, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1

Land in Davidson County, Tennessee, being the easterly 92 feet front of Lot no. 31 on the Plan of the Subdivision of Block "C" Belle Meade Plan No. 2, and part of a 10 foot strip marked "Reserved" as shown by said Plan and lying along the easterly side of Lot No. 31, said Plan being of record in Book 421, page 58, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the southerly margin of Warner Place 100 feet eastwardly from the corner of Lots Nos. 28 and 31 in said plan; thence southwardly and parallel with the line between two lots, 345 feet, more or less, to the north line of Lot No. 32 on said plan; thence with the line between Lots Nos. 31 and 32 eastwardly and crossing 10 feet strip 227--1/2 feet more or less, to the east side thereof; thence with the east side of said strip northwardly 367 feet to the southerly margin of Warner Place if extended across said strip; thence with the southerly margin of Warner Place westwardly 102 feet, more or less, to the beginning.

Being the same property conveyed to George S. Allen and wife, Shannon H. Allen by Quitclaim Deed from George E. Mudter, Jr., Trustee, of record in Book 8856, page 599, in the Register's Office for Davidson County, Tennessee, dated February 3, 1993 and recorded February 3, 1993.

Tract 2

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the City of Belle Meade, Davidson County, Tennessee, being the easterly part of the westerly 100 feet of Lot No. 31 on the Plan of Subdivision of Block C Belle Meade Plan No. 2 as of record in Plat Book 421, Page 58, Register's Office for Davidson County, Tennessee, and being further described by W.R. Seigenthaler, Tennessee Registered Land Surveyor No. 177 as follows:

Beginning at an iron pin in the southerly margin of Warner Place and said iron pin being located 100.0 feet east, as measured along the southerly margin of Warner Place, from the common front corner of Lot 31 and Lot 28 on the said Plan

of Block C Belle Meade Plan No. 2, and said iron pin and beginning point is located in the center of Belle Meade Creek ;thence with the easterly property line of the property conveyed to William W.Arnold and wife, Joan D. Arnold by deed of record in Book 7770, Page 241, Register's Office of Davidson County, Tennessee, South 33 deg. 19 min. 00 sec. West 345.0 feet to an iron pin being the south corner of said Arnold's property and being located 100.0 feet east of the common rear corner of said Lot 31 and Lot 28; thence with Arnold's rear line N 56 deg. 50 min. 30 sec. W 60.06 feet to a point in the center of Belle Meade Creek; thence with the creek N 51 deg. 11 min. 40 sec. E 130.47 feet to a point; thence N 37 deg.06 min. 10 sec. E 136.30 feet to a point; thence N 27 deg. 43 min. 00 sec. E 51.24 feet to a point; thence N 58 deg. 31 min. 00 sec. E 37.58 feet to the point of beginning, and containing 8,034 square feet or 0.184 acre.

Being the same property conveyed to George S. Allen, and wife Shannon H. Allen, by Warranty Deed from Elizabeth McDonald, and Husband, Mark McDonald, of record in Book 9544, page 882, Register's Office for Davidson County, Tennessee, dated June 1,1994, and recorded on December 13, 1994.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4405 Warner Place, Nashville, TN 37205.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF July 1, 2013:

George S. Allen by Ann Hutton - att.-in-fact
George S. Allen

Shannon H. Allen by Starling Davis attorney-in-fact
Shannon H. Allen

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, George S. Allen and Shannon H. Allen, the within named Grantor(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 purposes therein contained.

Witness my hand, at office, this the 1st day of July, 2013.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Ann Hutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for George S. Allen ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 1st day of July, 2013.

My Commission Expires: 6-5-16

_____
Notary Public

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Starling Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Shannon H. Allen ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 1st day of July, 2013.

My Commission Expires: 6-5-16

_____
Notary Public

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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