WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of ~~August~~ September, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-4-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven Bruza	Pinnacle National Bank	075-07-O-211.00
(NAME)	(NAME)	
3329 Countryridge Drive	150 3rd Ave. South #900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130076548 DEEDWARR
Recvd: 09/04/13 15:14 2 pgs
Fees:13.00 Taxes:444.00
20130904-0093318

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, **Tammie R. Horlacher and husband, Michael P. Horlacher**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Steven Bruza and Tammy Bruza, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 36, on the plan of Revision of Lots 5, 9, 15, 19, 22, 26, 28, 36, 44, 47, 63, 66, 70, 74, 78 & 102, Rachel's Square, Sections One & Two, of record in Plat Book 6250, Page 538-543, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Tammie R. Horlacher and husband Michael P. Horlacher by Deed from Alliance Property Group LLC, dated 09/05/2008 and filed for record on 09/18/2008 in Instrument 200809180095268, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 538-543, said Register's Office.
Restrictions of record in Book 6455, Page 135, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6619, Page 777, as amended of record in Book 8030, Page 757, as amended in Book 11627, Page 594 and Instrument 200706190073174, said Register's Office.
Charter of record in Book 6683, Page 576, Book 8030, Page 759, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 724-726 Rachels Trail, Hermitage, TN 37076-2222
(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(S), their heirs and/or 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/or 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 30th day of August, 2013.

Tammie R. Horlacher

Tammie R. Horlacher

Michael P. Horlacher

State of Tennessee
County of Wilson

Personally appeared before me Tammie R. Horlacher and Michael P. Horlacher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

~~WITNESS~~ my ~~hand and~~ seal this 30th day of August, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122