WARRANTY DEED

COURTNEY K. BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2013.

Courtney K. Benjamin
Notary Public

MY COMMISSION EXPIRES: 11/5/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & Return To
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Bruner and Martha R. Bruner, Co-Trustees of the Michael T. Bruner and Martha R. Bruner Living Trust dated 10/12/07	Michael T. Bruner and Martha R. Bruner, Co-Trustees of the Michael T. Bruner and Martha R. Bruner Living Trust dated 10/12/07	026060A00600CO
(NAME)	(NAME)	
148 La View Road	148 La View Road	
(ADDRESS)	(ADDRESS)	
Hendersonville, Tennessee 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131698

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, Steven W. Bruner**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Michael T. Bruner and Martha R. Bruner, Co-Trustees of the Michael T. Bruner and Martha R. Bruner Living Trust dated 10/12/07, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 6 on the Plan of The Townhomes at Windsor Green, Phase 1, as shown on plat of record in Plat Book 8250, page 995, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Steven W. Bruner by Warranty Deed from Mary Kendall Welch and Newton G. Welch III, wife and husband, dated March 28, 2003 and filed of record in Instrument 20030404-0044964, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions *, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 212 Wyndom Court, Goodlettsville, TN 37072

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20130092057 DEEDWARR
Recvd: 10/28/13 09:35 2 pgs
Fees:13.00 Taxes:510.60
20131028-0111661

Witness my hand this 25th day of October, 2013.

Steven W. Bruner

Steven W. Bruner

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 25th day of October, 2013.

Commission expires: 7/26/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public