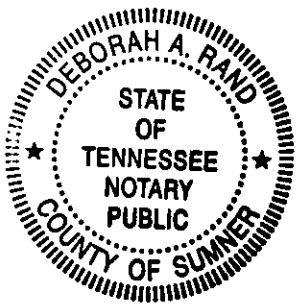
File No. 130987

WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20130097363 DEEDWARR
Recvd: 11/15/13 09:06 2 pgs
Fees:13.00 Taxes:617.90

20131115-0118113

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 12/28/13

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Bruno III	Same as new owner	127-00-0-015.00
(NAME)	(NAME)	
8146 Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Alexander Ford Wiggs and wife, Nancy C. Wiggs, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Bruno III and wife, Emily G. Bruno, 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 the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described according to a survey by S. H. Hutchison, Surveyor, dated August 23, 1954, as follows:

BEGINNING in the center of U. S. Highway No. 70, or Charlotte Pike, and thence North 30 degrees West crossing the westerly margin of said highway at a point North 55 degrees West 9.25 poles from the southwest corner of the property conveyed to Joseph W. Ezell and wife by deed from Addie Lovell, of record in Book 1466, Page 210, Register's Office for said County, in all 18 poles to a stake; thence South 55 degrees West 18 poles and 3 feet to a stake; thence South 30 degrees East 18 poles to the center of said highway; thence with the center of said highway, North 55 degrees East 18 poles and 3 feet to the beginning, containing 2-1/16 acres, more or less.

BEING the same property conveyed to Alexander Ford Wiggs and wife, Nancy C. Wiggs by Warranty Deed from Joseph W. Ezell and wife, Jessie Mai Ezell dated 10/17/72 and recorded 10/27/72 in Book 4650, Page 247, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 8146 Charlotte Pike, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 130987

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 our hands this 14th day of November, 2013.

x Alexander Ford Wiggs

Alexander Ford Wiggs

x Nancy C. Wiggs

Nancy C. Wiggs

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 14th day of November, 2013.

Commission expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

Notary Public