G-25705-8
Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2014

Notary Public

MY COMMISSION EXPIRES: 1-6-15

(AFFIX SEAL)

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth M. Bruno	CapStar Bank dba Farmington Mortgage	156-01-0-009.00
(NAME)	(NAME)	
984 Beech Bend Dr.	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jessica M. Esch, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Elizabeth M. Bruno and Ben L. Bruno, wife and husband, 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 818, as shown on the map entitled Section Four, Harpeth Woods, of record in Book 5200, Page 560, Surveyor's Certificate of Correction in Book 6118, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jessica M. Esch, a single woman by deed from Merlyn Ryan Catron and Jennifer Lynn Catron, husband and wife, of record in Instrument No. 20120402-0027527, dated March 30, 2012, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 984 Beech Bend Dr., Nashville, TN 37221

(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. 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.

BILL GARRETT, Davidson County
Trans:T20140012268 DEEDWARR
Recvd: 02/21/14 11:48 2 pgs
Fees:13.00 Taxes:680.06
20140221-0015052

Witness my hand this 19th day of February, 2014.

Jessica M. Esch by Attorney-in-Fact

Jessica M. Esch
by Merlyn Catron, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Meryln Catron, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Jessica M. Esch, acting as that person's agent and attorney in fact, and the said Meryln Catron acknowledged that he executed the foregoing instrument as agent and attorney in fact for Jessica M. Esch for the purposes therein contained.

WITNESS my hand and seal, this 19th day of February, 2014.

My Commission Expires:
1-6-15

Jacqueline G Brown
Notary Public,

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE