BILL GARRETT, Davidson County
Trans:T20140056918 DEEDWARR
Recvd: 08/05/14 10:01 2 pgs
Fees:13.00 Taxes:962.00
20140805-0070080

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 31st day of July, 2014.

Notary Public
My commission expires: 11/22/14

04-1407-55178

Address of New Owner:	Send Tax Bills to:	Tax Information
Buren M. Bruce	Buren M. Bruce	161-07-0-023.0
5102 Hilson Road	5020 Kincannon Drive	
Nashville TN 37211	Nashville, TN. 37220	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert H. Markum, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Buren M. Bruce and wife, Louise Bruce, hereinafter called the Grantees, their successors 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 No. 25, on the Plan of Section Two, McMurray Woods, of record in Book 3300, Page 17, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert H. Markum and wife, Genella Dodson Markum by deed from George M. Johnson and wife, Lucille B. Johnson, dated January 11, 1963, recorded January 15, 1963, of record in Book 3501, Page 301, Register's Office for Davidson County, Tennessee. Genella Dodson Markum having since died May 19, 2010 leaving Robert H. Markum as surviving tenant by the entirety.

Imogene B. Markum, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5102 Hilson Road, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of July, 2014.

Robert H. Markum

Imogene B. Markum

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert H. Markum and Imogene B. Markum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 31st day of July, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14