WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065690 DEEDWARR
Recvd: 09/04/14 09:22 2 pgs
Fees:13.00 Taxes:2312.50
20140904-0080798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Michael Brakebill	Same As New Owner	
(NAME)	(NAME)	
4016 Sunnybrook Dr.		130-40-7
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **IRMA KAPLAN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE MICHAEL BRAKEBILL AND KRISTIN LOPEZ BRAKEBILL, HUSBAND AND WIFE,** 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 No. 20 on the Plan of a Re-Subdivision of part of the Royal Oaks Subdivision of record in Plat Book 1424, page 31, in the Register's Office for Davidson County, Tennessee, described according to a survey made by T.R. Sanford, Surveyor, dated September 20, 1961, as follows:

Said Lot No. 20 fronts 150 feet on the easterly side of Sunnybrook Drive, formerly Altamont Avenue and extends back 326.27 feet on the northerly line, and 324.07 feet on the southerly line, to a line in the rear on which it measures 150 feet.

Being the same property conveyed to Irma Kaplan by Deed from Herman J. Kaplan dated February 24, 1995 of record in Book 9604, page 649, Register's Office for Davidson County, Tennessee.

Herman J. Kaplan joins in signing this Warranty Deed to convey any and all marital rights he may have in subject property.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 1424, page 31, said Register's Office; and (c) restrictive covenants of record in Book 1557, page 558, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4016 Sunnybrook Dr., Nashville, TN 37205

(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.

Witness my hand this 2nd day of September, 2014.

Irma Kaplan

Herman J. Kaplan

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irma Kaplan and Herman J. Kaplan, wife and husband, the bargainors, 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 at Nashville, Tennessee this 2nd day of September, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015