Box 14

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2014.

Notary Public
MY COMMISSION EXPIRES: 5-8-2018
File No. G14-0494D

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

BILL GARRETT, Davidson County
Trans:T20140093411 DEEDWARR
Recvd: 12/15/14 09:39 2 pgs
Fees:13.00 Taxes:562.40
20141215-0114311

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Molly S. King, a single woman (NAME)	United Wholesale Mortgage (NAME)	26-6-A-6 CO
212 Wyndom Court #212 (STREET ADDRESS)	P.O. Box 986 (STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	Newark, NJ 07184-0986 (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 HEREBYACKNOWLEDGED, WE, **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 GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Molly S. King, a single woman**, 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. 6 on the plan of THE TOWNHOMES AT WINDSOR GREEN, PHASE I, as shown by plat of record in Plat Book 8250, Page 995, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michael T. Bruner and Martha R .Bruner, Co-Trustees of the Michael T. Bruner and Martha R. Bruner Living Trust from Steven W. Bruner date October 12, 2007, by Deed dated October 25, 2013, as Instrument No. 20131028-0111661, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 8250, page 995, Register's Office for Davidson County, Tennessee.
3. Cable Television Easement as recorded in Book 11534, page 618, Register's Office for Davidson County, Tennessee.
4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11164, page 69, Instrument No. 20011108-0122758, and Instrument No. 20140523-0044903, and in any allied instrument(s) referred to in said restrictions.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 212 Wyndom Court #212, Hendersonville, TN 37075.

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. Whenever 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/our hand(s) this 11th day of December, 2014.

MICHAEL T. BRUNER AND MARTHA R. BRUNER, CO-TRUSTEES OF THE MICHAEL T. BRUNER AND MARTHA R. BRUNER LIVING TRUST DATED 10/12/07

By: Michael T. Bruner
Michael T. Bruner, Co-Trustee Co Trustee

December 11, 2014
Date

MICHAEL T. BRUNER AND MARTHA R. BRUNER, CO-TRUSTEES OF THE MICHAEL T. BRUNER AND MARTHA R. BRUNER LIVING TRUST DATED 10/12/07

By: Martha R. Bruner
Martha R. Bruner, Co-Trustee Co-Trustee

December 11, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Michael T. Bruner, Co-Trustee for Michael T. Bruner and Martha R. Bruner, Co-Trustees of The Michael T. Bruner and Martha R. Bruner Living Trust dated 10/12/07, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Co-Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of December, 2014.

My Commission Expires: 8/11/2018

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066