BILL GARRETT, Davidson County
Trans:T20150077386 DEEDWARR
Recvd: 09/11/15 10:02 2 pgs
Fees:13.00 Taxes:1605.80
20150911-0092369

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2015 .

Notary Public

MY COMMISSION EXPIRES: May 06, 2019

(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Colquitt	NEW OWNER	11612003200
(NAME)	(NAME)	
3707 Woodmont Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **William Anthony Bruster, Executor of the Estate of Billy Frank Bruster**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Colquitt, an unmarried 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 located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on Block "E" on the Map of Woodmont Lane Homesites, as of record in Book 1130, Page 13, Register's Office for said County.

Said Lot 4 fronts 75 feet on the westerly side of Woodmont Lane and runs back 169.7 feet on the northerly line and 181.7 feet on the southerly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Billy F. Bruster and wife, Betty L. Bruster by Warranty Deed dated 08/02/1962 from Mary Knox Pilkerton of record in Book 3407, Page 317, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bettye L. Bruster by Quitclaim Deed dated 08/13/1998 from Billy F. Bruster of record in Book 11066, Page 36, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy Frank Bruster, Trustee of the Bettye Lynch Revocable Trust by Executor's Quit Claim Deed dated 09/19/2013 from Billy Frank Bruster, as Executor of the Estate of Bettye Lynch Bruster of record in Instrument 201309250100564, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Billy Frank Bruster, as trustee of the Bettye Lynch Bruster Revocable Trust, to Billy Frank Bruster, individually, by Trustee's Quit Claim Deed dated 09/19/2013 of record in Instrument 201309250100565, Register's Office for Davidson County, Tennessee. The said Billy Frank Bruster ("Decedent") having died on November 4, 2014. Decedents Will is of record in The Probate Clerk's office for Davidson County Tennessee under Docket No. 14P1879 wherein the power to sell real estate is conferred on Executor, and William Anthony Bruster as Executor.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3707 Woodmont Lane, Nashville, TN 37215
(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 our hands this 9th day of September, 2015

WILLIAM ANTHONY BRUSTER, EXECUTOR
OF THE ESTATE OF BILLY FRANK BRUSTER

William Anthony Bruster Executor

William Anthony Bruster
Executor

State of Tennessee

County of Davidson

On this 9th day of September, 2015 before me, a Notary public in and for said County and State, personally appeared William Anthony Bruster, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument in his capacity as Executor, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 9th day of September, 2015.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

Notary Public: Shannon Philbin

My Commission Expires: May 06, 2019