WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150082951 DEEDWARR
Recvd: 09/30/15 08:31 2 pgs
Fees: 13.00 Taxes: 832.50

20150930-0099032

L-LM-15-744

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
J. Payson Matthews, III and Genie Matthews	new owner	
(NAME) **744 Harpeth Trace Drive**	(NAME)	**143020B02300CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHERYL ANN BIBEE, THE EXECUTRIX OF THE ESTATE OF STEVE BRUNINGA, A/K/A STEPHEN SCOTT BRUNINGA,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **J. PAYSON MATTHEWS, III AND WIFE, GENIE MATTHEWS,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 on the Plan of Treetops at Harpeth Trace, as of record in Plat Book 6250, Page 455, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed by Warranty Deed from Shawn D. Tate, unmarried to Steve Bruninga, unmarried, as recorded on the 5th day of June, 2014 in Instrument No. 20140605-0048974 and Warranty Deed from Claire F. Karas, unmarried to Shawn D. Tate, unmarried, as recorded on the 2nd day of July, 1996 in Deed Book 10108, Page 519, in the Register's Office of Davidson County, Tennessee.

The said Stephen Scott Bruninga having since died on March 12, 2015 as evidenced in Davidson County Probate Court Docket No. 15P984. Further, being the same property subject to the Order Granting Sale of Real Property by the Seventh Circuit Probate Court for Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2015.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TREETOPS AT HARPETH TRACE, as recorded in Plat Book 6250, Page(s) 455.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6287, Page 417.
- Terms and provisions of by-Laws recorded in Book 6287, Page 460.
- Charter of Treetops at Harpeth Trace Homeowners' Association, Inc., recorded in Book 8085, Page 576.
- Easement for Watermains, recorded in Book 5142, Page 694.
- Easement recorded in Book 5360, Page 320, Book 5364, Page 882 and Book 4889, Page 192.
- Conveyance of Common Area by deed recorded in Book 6465, Page 410.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **744 Harpeth Trace Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF SEPTEMBER, 2015.

The Estate of Steve Bruninga, a/k/a Stephen Scott Bruninga

BY: Cheryl Ann Bibee

Cheryl Ann Bibee
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl Ann Bibee, Executor of the The Estate of Steve Bruninga, a/k/a Stephen Scott Bruninga, 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, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th day of September, 2015.

Notary Public

My Commission Expires: 03/08/16

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212