Prepared by:
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BILL GARRETT, Davidson County
Trans:T20150099431 DEEDWARR
Recvd: 11/23/15 11:14 2 pgs
Fees:13.00 Taxes:847.30
20151123-0118532

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $229,000.00

Affiant

Subscribed and sworn to before me, this 20th day of November 2015.

Notary Public
My commission expires: 8-23-16

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Aaron Bruce 5257 Village Trace Nashville TN 37211-0000	Same	161-10-0B-150.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert J. Fulmer and wife Sonja A. Fulmer hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Aaron Bruce and wife Gerica Bruce hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 on the Plan of Villages of Brentwood Phase Twelve of record in Book 7900 Page 713 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert J. Fulmer and wife Sonja A. Fulmer by deed from William Y. Boadi and Nancy B. Boadi of record in Instrument No. 20070817-0098501 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Villages of Brentwood of record in Book 7900 Page 713 Register's Office for Davidson County, Tennessee 3) Easement for benefit of TVA of record in Book 2338 Page 22 and Book 2335 Page 221 and Book 5753. Page 913 4) Sewer Easement of record in Book 6730 Page 508 5) Water Main Easement of record in Book 8197 Page 338 6) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6143 Page 11 and amended in Book 6398 page 495; Book 6852 Page 497 and Book 7207 Page 251 and in any allied instruments(s) referred to in said restrictions. 7) Charter of Villages of Brentwood Homeowner's Association of record in Book 7599 Page 914

This property is improved property known as 5257 Village Trace, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20th day of November, 2015.

Robert J. Fulmer

Sonja A. Fulmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Fulmer and Sonja A. Fulmer, the bargainor(s), 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 Franklin, Tennessee, this 20th day of November, 2015.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09143