ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$89,000.00
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd day of November, 2015.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1.2.18
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy Bruza 1351 Peyton Road Lebanon, TN 37087	Pinnacle Bank 150 3rd Avenue S. Ste 900 Nashville, TN 37201	108.03-0-081.00

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 hereby acknowledged, we,

Barbara Simons, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tammy Bruza, married and husband, Steven J. Bruza

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:

Being Lot No. 63 A of the Zone Lot Divison of Lots 56, 58, 59, 62, 63, 67, and 99, Section Five on the Plan of Patio Villa, as of record in Plat Book 6250, Page 813, which revises and amends Plat Book 5200, Page 633 and Plat Book 6426, Page 480, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barbara Simons, unmarried, by Warranty Deed from Tanya G. Carlisle, a single person, dated 10/29/2003, of record in Instrument Number 20031030-0159768, Regiser's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 6250, Page 813, a resubdivison of Plat Book 5200, Page 633, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6199, Page 70, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1137 Cabana Drive, Nashville, TN 37214**
(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(s) this 23rd day of November, 2015.

Barbara Simons
Barbara Simons

BILL GARRETT, Davidson County
Trans: T20150099888 DEEDWARR
Recvd: 11/24/15 11:06 2 pgs
Fees: 13.00 Taxes: 329.30
20151124-0119058

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Barbara Simons, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076