Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160045083 DEEDWARR
Recvd: 05/27/16 13:39 3 pgs
Fees:18.00 Taxes:2312.50
20160527-0053759

39-B
File #16-1196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Lou Bickerstaff, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto ~~MATTHEW A.~~ **MATTHEW A. Brunsman and Kelly A. Brunsman, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

See attached Exhibit "A" for Property Description

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 600 Lynnwood Boulevard, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of May, 2016.

Sarah Lou Bickerstaff

State of Tennessee)
County of Davidson)

On this 25th day of May, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sarah Lou Bickerstaff, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 625,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of May, 2016.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mathew A. Brunsman 6611 Highway 100 Nashville, TN 37205	NEW OWNER	130-3-93.00

EXHIBIT A PROPERTY DESCRIPTION

Tract No. 1:
Being the southerly part of Lot No. 199 and northerly part of Lot No. 200 on the Map of Royal Oaks Land Company's subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County and described according to a copy of the survey thereof by Z.J. Wilkinson, Surveyor, March 8, 1946, as follows: Beginning at a point at an iron pin in the easterly margin of Lynwood Blvd, 7.7 feet north of the corner of Lots Nos. 199 and 200; thence easterly 263.4 feet to a point in the westerly margin of Brighton Road, now closed, which point is 19.1 feet south of the original corner of Lots Nos. 199 and 200; thence along the easterly line of said lots and along the westerly margin of Brighton Avenue, now closed, northerly 133.4 feet to the south margin of Sunnybrook Drive, as now located; thence with the margin of the same westerly 239.9 feet to a point at the intersection of the south line of Sunnybrook Drive with the margin of Lynwood Blvd, if the margins of said streets were projected, disregarding the curve where the same intersect; thence with the margin of Lynwood Blvd. southerly 132 feet to the point of beginning.

Tract No. 2:
Being that part of Brighton Avenue (closed by Instrument of record in Book 1334, page 402, Register's Office for Davidson County, as re-recorded in Book 1358, page 316, said Register's Office) shown on the map of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, pages 102 and 103, RODC, lying immediately east of Lot No. 199 on said Royal Oaks Subdivision Plan and described according to a copy of the survey thereof made March 8, 1946, by Z.J. Wilkinson, Surveyor, as follows: Beginning at a point on the south margin of Sunnybrook Avenue, as now established, in the west margin of the original right-of-way of Brighton Avenue, now closed, said point being 239.9 feet east of the margin of Lynwood Blvd, if the margins of Sunnybrook Drive and Lynwood Blvds. were projected to a point, disregarding the curve at the intersections of said streets; thence along the westerly margin of Brighton Avenue, now closed, along the east line of Lot 199, 133.4 feet to a point, which is 19.1 feet south of the common corner of Lots 199 and 200; thence easterly 60.1 feet to an iron pin in the easterly margin of Brighton Avenue, closed, in the west line of Lot No. 226 being 21.7 feet south of the corner of Lots No. 225 and 226; thence along the west line of Lots 225 and 226 and along the east margin of Brighton Avenue, now closed, northerly 133.7 feet to the south margin of Sunnybrook Drive; thence with the margin of the same westerly 60.1 feet to the beginning.

Being the same property conveyed to Sarah Lou Bickerstaff by Trustees Quitclaim deed from Sarah Lou Bickerstaff, Trustee of the Clarence Raymond Bickerstaff Family Trust u/w/o Clarence Raymond Bickerstaff, dated November 4, 2014, of record as Instrument No. 20141110-0103604, Register's Office for Davidson County, Tennessee.