Davidson County DEEDWARR
Recvd: 06/10/16 15:40 3 pgs
Fees:18.00 Taxes:573.13
20160610-0059155

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Jackie Malone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2016.

Notary Public
MY COMMISSION EXPIRES:
File No. G16-4908D

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elizabeth McElwee (NAME)	Churchill Mortgage (NAME)	34-1-E-13CO
124 Cobblestone Place Drive (STREET ADDRESS)	761 old Hickory Blvd ste 400 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ronald J. Brueggen and Rita Brueggen, heirs at law of Bridget Brueggen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth McElwee,** 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 in Davidson County, Tennessee, being Lot No. 13, on the Plan of Final Plat, A Horizontal Property Regime (Private Element), Cobblestone Townhomes, a Planned Unit Development, of record in Instrument No. 20100311-0018694, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Bridget Brueggen, unmarried from Daniel Rivergate, LLC, by Deed dated July 13, 2010, as Instrument No. 20100804-0061281, in the Register's Office for Davidson County, Tennessee. The said Bridget Brueggen having since died intestate September 23, 2015 leaving the subject property vested in Ronald J. Brueggen and Rita Brueggen as her surviving heirs at law.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20081229-0123139, Book 2271, page 71, amended in Book 3870, page 687, and in any allied instrument(s) referred to in said restrictions.
2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20100311-0018694, and Plat Book 2330, page 10, Register's Office for Davidson County, Tennessee.
4. Notice of Completion as recorded in Instrument No. 20100430-0032854, Register's Office for Davidson County, Tennessee.
5. Inspection and Maintenance Agreement of private stormwater management facility as recorded in Instrument No. 20080612-02060827, Register's Office for Davidson County, Tennessee.
6. Indemnity Agreement as recorded in Instrument No. 20081222-0121716, Register's Office for Davidson County, Tennessee.

7. Grant of Easement to Comcast of Nashville I, LLC as recorded in Instrument No. 20090114-0003605, Register's Office for Davidson County, Tennessee.

8. Deed to State of Tennessee as recorded in Book 8590, page 307, Register's Office for Davidson County, Tennessee.

9. 50' Ingress/Egress easement of record in Instrument No. 20080324-0028987, said Register's Office.

10. Subject to Transmission Line Easement of record in Book 2449, page 558, said Register's Office.

11. Subject to Sanitary Sewer Easement to City of Goodlettsville of record in Book 4468, page 456, said Register's Office.

12. Subject to Easement to the City of Goodlettsville of record in Book 4468, page 452, said Register's Office.

13. Subject to Communications systems right of way and easement agreement to ATT of record in Instrument No. 20020215-0019975, said Register's Office.

14. Subject to Easement Agreement by and between Tommie H. Williams, et ux, and Outdoor Systems, Inc. of record in Book 11248, page 827, said Register's Office.

15. Subject to P.C.S. Site Agreement by and between Tommie H. Williams, et ux, and Majoroo, L.P. of record in Book 9960, 658, said Register's Office.

16. Subject to National Advertising Company Lease of record in Book 4371, page 806, Book 4971, page 807, except as may have been released by Termination of Leases of record in Book 11248, page 947, said Register's Office.

17. Subject to Communications Systems Right of Way Easement Agreement granted to American Telephone and Telegraph Co., of record in Book 7030, page 407, said Register's Office.

18. Subject to Agreements for Dedication of Easement for sanitary sewers granted to City of Goodlettsville of record in Book 4362, page 980 and Book 4468, page 468, said Register's Office.

19. Subject to the following provision show in Deed of record in Instrument No. 20040819-0100484, said Register's Office: "This property is to be assembled together with adjoining property being conveyed to Grantee by a deed from Review and Herald Publishing Association to create a subdivision, the plan of which will be recorded as a subdivision plat in the Register's office for Davidson County, Tennessee upon approval by the Planning Commission of the City of Goodlettsville, Grantor and Grantee are aware that this conveyance prior to the recording of the plat violates the Regional Planning Regulations codified at TCA Section 13-3-401 et seq.

20. Subject to lack of access to a public road.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 124 Cobblestone Place Drive, Goodlettsville, TN 37072.

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. Whenever 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 ~~7th~~ 8th day of June, 2016.

Ronald J. Brueggen — June ~~07~~ 08, 2016 Date

Rita Brueggen — June ~~07~~ 08, 2016 Date

STATE OF Wisconsin

COUNTY OF La Crosse }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ronald J. Brueggen and Rita Brueggen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of June, 2016.

My Commission Expires: June 29, 2019

JUSTIN OLIVER KING NOTARY PUBLIC STATE OF WISCONSIN

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Rachelle Caudill**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rachelle Caudill
Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020