THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057812**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2016. Notary Public My Commission Expires: 2/29/2020

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160056239 DEEDWARR
Recvd: 07/01/16 09:16 2 pgs
Fees:13.00 Taxes:2201.50

20160701-0067346

WARRANTY DEED

Address New Owner: Marta Bruns and Wayne Bruns 315 FANN RD Nolensville TN 37135-8404	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 187-00-0-145.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel G. Stage and Jane Smith-Stage, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marta Bruns and Wayne Bruns, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Tract of land in the Fifth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in a 50 foot wide private road known as Fann Road, said point being the Southeast corner of the property conveyed to Larry D. Mullins, the Northeast corner of a tract of land deeded to William Roscoe Tanner, and the Southeast corner of the herein described land; thence, leaving said private road with a line common to Tanner, North 83 degrees 47 minutes 59 seconds West, passing an iron pin set at 25.00 feet, a total distance of 747.63 feet to an iron pin existing; thence, with a line common to Tanner, North 05 degrees 44 minutes 09 seconds East, 111.43 feet to an iron pin existing a common corner to Edward Walter Hill; thence, with a line common to Hill, North 06 degrees 34 minutes 00 seconds East, 164.75 feet to an iron pin set; thence, with a new line serving the lands of Larry D. Mullins South 88 degrees 41 minutes, 59 seconds East, 368.66 feet to an iron pin set; thence, with a severance line, South 73 degrees 32 minutes 03 seconds East, passing at 405.85 feet an iron pin set, a total distance of 430.85 feet to a point in Fann Road; thence with Fann Road, South 06 degrees 07 minutes 30 seconds West, 59.80 feet to a point; thence, with Fann Road, South 20 degrees 35 minutes 00 seconds West, 176.61 feet to the point of beginning, according to a survey by Billy Carl Tomlin & Associates RLS #383, dated March 13, 1994. Together with and subject to Land Owners Association and Private Roadway Easement of record in Book 6436, Page 461, said Register's Office and amended in Book 6503, Page 842, said Register's Office.

Being the same property conveyed to Samuel G. Stage and spouse, Jane Smith-Stage by Warranty Deed from Marshall Graves, unmarried and Joy Graves, unmarried, recorded on the 4th day of January, 2010 in Instrument No. 20100104-0000195, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6436, Page 454 and Instrument No. 20091123-0107599, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement for Land Owners Association & Private Roadway, recorded in Book 6436, Page 461, Book 6444, Page 172 and Book 6503, Page 842.

Easement for Overhead Line, recorded in Book 6769, Page 197.
Matters on survey by Billy Carl Tomlin & Associates, RLS #383, dated March 13, 1994.

This is improved property located at 315 FANN RD Nolensville TN 37135-8404

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2016.

Samuel G. Stage

Jane Smith-Stage

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel G. Stage and Jane Smith-Stage, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2016.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018