Davidson County DEEDWARR
Recvd: 07/18/16 09:13 3 pgs
Fees:18.00 Taxes:913.90
20160718-0073261

# Warranty Deed

| | |
|---|---|
| JORDAN T MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is $247,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 13th day of July, 2016.<br>Notary Public<br>My commission expires: 01-06-2020 |

1436485

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Kathleen Ann Bruhnke<br>Melissa Bruhnke | NEW OWNER | |
| 959 Beech Bend Drive | | 156-02-0-201-00 |
| Nashville, TN 37221 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW WILLIAMS AND LACEY WILLIAMS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN ANN BRUHNKE AND MELISSA BRUHNKE, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 767 on the Plan of Section Four, Harpeth Woods of record in Plat Book 5200, Page 560, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Williams and Lacey Williams, husband wife by Warranty deed from Sarah Scobey and husband, William Scobey of record in Instrument No. 20130904-0093133 Register's Office for Davidson County, Tennessee, dated August 29, 2013 and recorded on September 04, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 959 Beech Bend Drive, Nashville, TN 37221.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of July, 2016.

**Andrew Williams**

STATE OF Utah
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of July, 2016.

Notary Public

My Commission Expires: 08-08-2018

NOTARY PUBLIC
Brandon Eves
678931
My Commission Expires
August 8, 2018
STATE OF UTAH

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of July, 2016.

Andrew Williams

Lacey Williams

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of July, 2016.

Notary Public

My Commission Expires:

STATE OF UTAH }
COUNTY OF UTAH }

SUBSCRIBED AND SWORN/AFFIRMED TO BEFORE ME
ON THIS 13th DAY OF July 2016,
BY Lacey Williams

NOTARY PUBLIC

KARLEE LYNN GREENE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 684099
COMM. EXP. 08-08-2019

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018