This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160393TN

Davidson County DEEDWARR
Recvd: 07/29/16 15:03 5 pgs
Fees:28.00 Taxes:2571.50
20160729-0078565

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Austin Pennington	**New Owner**	
1804 Williamson Court		**144-04-18.00**
Ste.107		
Brentwood, TN 37027		

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 considerations, the receipt of which is hereby acknowledged, **Claude Russell Bridges and Janet C. Bridges, husband and wife**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Austin Pennington, unmarried** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit.

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to all matters shown on that plat of survey, filed at plat book 974, page 14, said Register's Office.
3. Subject to Easement(s) of record in Book 6391, page 588, said Register's Office.

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, his/her heirs and assigns, forever;

AND **Claude Russell Bridges and Janet C. Bridges** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Claude Russell Bridges and Janet C. Bridges** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **5654 Hillsboro Pike, Nashville, TN 37215.**

CRB by DB A.I.F

CRB by DB A.I.F

Executed on this 28th day of July, 2016.

Claude Russell Bridges by Tamara Barnett, His Attorney in Fact

Claude Russell Bridges By Tamara Barnett, His Attorney In Fact

Janet C. Bridges by Tamara Barnett Her Attorney in Fact

Janet C. Bridges By Tamara Barnett, Her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Tamara Barnett**, to me known to be the person who executed the foregoing instrument on behalf of **Claude Russell Bridges and Janet C. Bridges,** as Attorney In Fact, and who acknowledged that she executed the same as the free act and deed of said **Claude Russell Bridges and Janet C. Bridges,** for the purposes therein contained.

Witness my hand this 28th day of July 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 29th day of July, 2016.

Notary Public

My Commission Expires: 11/10/2019

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Exhibit A- Legal Description

TRACT 1:
Land in Davidson County, Tennessee, being the northerly part of Lot No. 23 on the Revised Plan of Westwood, of record in Book 974, page 14, Register's Office for Davidson County, Tennessee, as follows:

Said part of Lot No. 23 fronts 250.8 feet on the easterly margin of Hillsboro Road and extends back 485 feet, more or less, on the northerly line and 545 feet, more or less, on the southerly line to a dead line in the rear, measuring 193 feet, more or less, thereon.

Being the same property conveyed to Claude Russell Bridges and wife, Janet C. Bridges, by Warranty Deed from W. C. Gore and wife, Karen L. Gore, dated December 31, 2002, of record in Instrument No. 20030110-0004618, Register's Office for Davidson County, Tennessee.

TRACT 2:
Beginning at an existing iron pin in the easterly margin of Hillsboro Pike, U.S. 431, said iron pin being the southwest corner of the property conveyed to Claude Russell Bridges and wife, Janet C. Bridges by deed of record in Instrument Number 20030110-0004618 in the Register's Office for Davidson County, Tennessee, said property known as the northerly portion of Lot 23 on the Revised Plan of Westwood of record in Plat Book 974, page 14, RODCT.

Thence, with the southerly boundary of the Russell Bridges property, South 87° 00' 00" East, 542.80 feet to an iron pin in the westerly boundary of the property conveyed to Edward B. Gore and wife, Denise B. Gore by deed of record in Book 8128, page 968, RODCT, said point being Bridges' southeast corner;

Thence, along Gore's westerly boundary, South 17° 07' 44" West, 16.00 feet to a point in the northerly boundary of the property conveyed to Jane Schweitzer Smith by deed of record in Book 1416, page 124, RODCT, said point being Gore's southwest corner;

Thence, with Smith's northerly boundary, North 86° 53' 30" West, 545.70 feet to a point in the easterly margin of Hillsboro Pike;

Thence, with the easterly margin of Hillsboro Pike, North 28° 08' 36" East, 16.0 feet to the point of beginning, containing 8,165 square feet, 0.187 acres, more or less;

Being the same property conveyed to Claude Russell Bridges and wife, Janet C. Bridges by Quitclaim Deed and Termination of Easement Agreement, dated April 20, 2006, of record in Instrument No. 20060420-0045674, Register's Office for Davidson County, Tennessee.

AIF AIF

TRACT 1 AND TRACT 2 ARE FURTHER COLLECTIVELY DESCRIBED AS:

A tract of land in Metropolitan Nashville-Davidson County, Tennessee, lying on the east side of Hillsboro Pike (80' R.O.W.) and being more particularly described as follows:

Beginning at an iron rod set on the east right-of-way line of Hillsboro Pike at the northwest corner of the property of Jane Schweitzer Smith as recorded in Deed Book 1416, Page 124, R.O.D.C., Tennessee; said iron rod also being northwardly, a distance of approximately 665' from the center of Laura Hill Drive; thence,

1. Northwardly, with said east right-of-way line, a distance of 266.80' along the arc of a curve to the left having a radius of 2938.13', a delta angle of 05°12'10", and a chord bearing of N 32°02'42" E, with a length of 266.71' to an existing iron rod; thence,
2. With a wood plank fence, the south boundary line of the property of Robert T. Buisson and wife, Melissa P. Buisson as recorded in Instrument No. 20140507-0038822 and being Lot 24, Plan of Westwood as recorded in Book 974, Page 14, R.O.D.C., Tennessee S 7r40'41" E a distance of483.73' to an existing iron rod; thence,
3. With an old fence and flagged line, the west boundary line of the property of the Trustee for the 5504 South Stanford Drive Land Trust Agreement as recorded in Instrument No. 20100610-0045021 and being Lot 1 as shown on the plat of the Re-subdivision of Lots 17-22, Map of Westwood as recorded in Book 4660, Page 48, R.O.D.C., Tennessee S 21°05'56" W a distance of 199.28' to an existing concrete monument; thence,
4. With a staked line, the north boundary line of said property of Jane Schweitzer Smith N 83°21'57" W a distance of 546.01' to the point of beginning and containing 112864.3 square feet or 2.59 acres, more or less, according to a survey by John E. Cleghorn, RLS # 1440, Cleghorn Land Surveying, LLC dated November 18, 2015, Job No. 2015-91.

Tract is all of the property of Claude Russell Bridges and wife, Janet C. Bridges as recorded in Instrument No. 20030110-0004618 and Instrument No. 20060420-0045674, R.O.D.C., Tennessee.

Being the same property conveyed to Claude Russell Bridges and wife, Janet C. Bridges, by Warranty Deed from W. C. Gore and wife, Karen L. Gore, dated December 31, 2002, of record in Instrument No. 20030110-0004618, Register's Office for Davidson County, Tennessee AND being the same property conveyed to Claude Russell Bridges and wife, Janet C. Bridges by Quitclaim Deed and Termination of Easement Agreement, dated April 20, 2006, of record in Instrument No. 20060420-0045674, Register's Office for Davidson County, Tennessee.

CRB DJB AIF

DJB DJB AIF

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

