BILL GARRETT, Davidson County
Trans:T20160068740 DEEDWARR
Recvd: 08/09/16 09:34 2 pgs
Fees:13.00 Taxes:925.00
20160809-0082614

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165005

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 5th day of August, 2016.

Notary Public

My Commission Expires: 3/6/18

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric Bruening Kelsie Bruening ~~4112 and 4120 Brick Church Pike~~ ~~Whites Creek, TN 37189~~ 413 E Palestine Ave. Madison, TN 37115	New owner	041-00-0-0033.00 041-00-0-0138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles D. Ryan and Joyce A. Ryan, husband and wife husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eric Bruening and wife, Kelsie Bruening**, 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:

Tract No. 1: 4112 Brick Church Pike, Whites Creek, TN 37189

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the plan of Atkins Acres, of record in Plat Book 9700, page 413, Register's Office for Davidson County, Tennessee, located on the southerly margin of Brick Church Pike, and being more particularly described as follows, to-wit:

BEGINNING in an iron pin in the westerly margin of Brick Church Pike, said pin being the southeasterly corner of herein described lot; thence, leaving said margin, N87°16'00"W, 1062.27 feet to an iron pin; thence, with the easterly line of Lot No. 2 of said Atkins Acres, N21°03'02"E, 671.33 feet to an iron pin in the southerly margin of Brick Church Pike; thence, with said margin, S68°26'26"E, 105.05 feet to a concrete monument; thence, continuing with said margin and a curve concave to the south having a central angle of 15°25'46", a radius of 1782.42 feet and a chord of S60°40'31"E, 478.55 feet for an arc length of 479.99 feet to a concrete monument; thence, with a curve concave to the south having a central angle of 06°38'11", a radius of 1116.00 feet and a chord of S52°00'30"E, 129.19 feet for an arc length of 129.26 feet to an iron pin; thence, S48°41'24"E, 46.73 feet to an iron pin; thence, with a curve concave to the south having a central angle of 08°53'22", a radius of 543.00 feet and a chord of S44°14'43"E, 84.16 feet for an arc length of 84.25 feet to an iron pin; thence, S50°11'58"W, 5.00 feet to an iron pin; thence, with a curve concave to the south having a central angle of 27°36'41", a radius of 538.00 feet and a chord of S25°59'42"E, 256.77 feet for an arc length of 259.27 feet to the point of beginning, containing 426,452 feet or 9.79 acres, more or less.

Tract No. 2: 4120 Brick Church Pike, Whites Creek, TN 37189

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, being Lot No. 2 on the plan of Atkins Acres, of record in Plat Book 9700, page 413, Register's Office for Davidson County, Tennessee, located on the southerly margin of Brick Church Pike, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the southerly margin of Brick Church Pike, said pin being the northeast corner of herein described lot; thence, leaving said margin with the west line of Lot No. 1 of Atkins Acres, S21°03'02"W, 671.33 feet to a point; thence, N87°16'00"W, 128.93 feet to a point; thence, with the east line lf Lot No. 3 of Atkins Acres, N02°26'22"E, 762.37 feet to a point in the southerly margin of Brick Church Pike; thence, with said margin and a curve concave to the north having a central angle 05°34'28", a radius of 1792.50 feet and a chord of S65°39'12"E, 174.33 feet for an arc length of 174.40 feet to a concrete monument, thence, S68°26'26"E, 192.03 feet to the point of beginning, containing 171,190 square feet or 3.93 acres, more or less.

Both tracts being the same property conveyed to Charles D. Ryan and wife, Joyce A. Ryan by Warranty Deed from Mark Atkins and wife, Terri Atkins, dated June 25, 1997, recorded June 25, 1997, of record in Book 10504, page 886, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **4112 & 4120 Brick Church Pike, Whites Creek, TN, 37189**

This conveyance is made subject to (1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **5th** day of **August, 2016.**

Charles D. Ryan

Charles D. Ryan

Joyce A. Ryan

Joyce A. Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Charles D. Ryan and Joyce A. Ryan, husband and wife husband and wife**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **5th** day of **August, 2016**

Jessica Lascelle

Notary Public

My Commission expires: 10-18-16

JESSICA A. LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016