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|---|---|
| **This document prepared by (and after recording return to):** | |
| **Name:** | **William Davis, Attorney, P.C.** |
| **Address:** | **219 Ward Circle, Ste 5** |
| **City, State, Zip:** | **Brentwood, TN, 37027** |
| **Phone:** | **615-369-0039** |
| **File Number:** | **WWD-3150** |

BILL GARRETT, Davidson County
Trans:T20160107459 DEEDWARR
Recvd: 12/07/16 09:38 2 pgs
Fees:13.00 Taxes:969.40
20161207-0128312

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Magen Runyan, an unmarried woman,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Jackie W. Brassfield, III, a single man**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Sunset Hills Subdivision, Phase Three, RS-10 Subdivision- Cluster Lot Option, a Planned Unit Development of record at Instrument Number 20130619-0063025, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Magen Runyan, an unmarried woman, by Warranty Deed from TR&D Homes, Inc., a Tennessee Corporation, dated 02/03/2014 and filed for record in Instrument Number 20140211-0012053, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1509 Sunbeam Drive, Cane Ridge, Tennessee, 37013.

Map and Parcel: 182010A16300CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any 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.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 5th day of December, 2016.

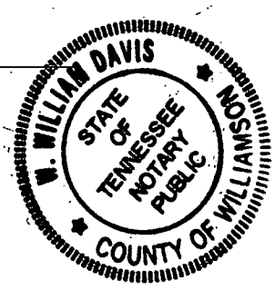
Magen Runyan -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aurora A. Gillette, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of December, 2016.

NOTARY PUBLIC

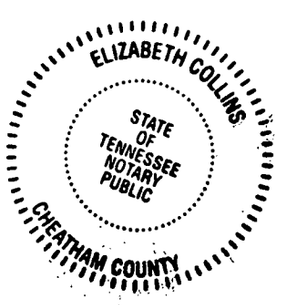



My Commission Expires:
12/27/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$262,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 5TH day of December, 2016.




Affiant

Notary Public

My commission expires:

10/23/19

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| Jackie W. Brassfield, III | |
| 1509 Sunbeam Drive | NEW OWNER |
| Cane Ridge, TN 37013 | |