Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of January, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jan Watson 1207 Haysboro Ave Nashville, TN 37216	New Owner	061-04-0-056.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tracie L. Brunk F/K/A Tracie L. Warren, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jan Watson

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:

Land in Davidson County, Tennessee, being the westerly 100 feet of Lot No. 15 on the Plan of Marina C. McGaughy's Second Subdivision of a part of Tract No. 4 in A.J. McGaughy's Second Subdivision Haysboro, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, dated June 30, 1938, as follows:

Beginning on the northerly margin of Haysboro Road at an iron pin, the corner of Lot Nos. 14 and 15; thence with the line between said lots, northwardly 106.21 feet to the corner of Lot Nos. 15 and 16; thence with the line between said two lots, eastwardly 100.0 feet; thence southwardly 110.0 feet, more or less, to the northerly margin of Haysboro Road; thence with said Road, westwardly 100.0 feet to the beginning.

Being the same property conveyed to Tracie L. Warren, unmarried by Warranty deed from Catherine D. Styron, now being Catherine D. Styron Marx of record in Instrument No. 20010926-0104176 Register's Office for Davidson County, Tennessee, dated September 25, 2001 and recorded on September 26, 2001.

Ronald Brunk, spouse of Tracie L. Brunk, hereby joins in the execution of this instrument to convey any marital interest he may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1207 Haysboro Ave, Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans:T20170005445 DEEDWARR
Recvd: 01/19/17 14:33 2 pgs
Fees:13.00 Taxes:799.20
20170119-0006140

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

Dated this the 13th day of January, 2017.

Tracie L. Brunk

Ronald Brunk

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tracie L. Brunk and Ronald Brunk** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of January, 2017.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY