BILL GARRETT, Davidson County
Trans:T20170022208 DEEDWARR
Recvd: 03/15/17 14:18 2 pgs
Fees:13.00 Taxes:1061.90
20170315-0025461

WARRANTY DEED

Return to

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$287,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2017.

Notary Public

My commission expires: 01/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Madeline E. Snow	New Owner	**Map 156-01-0 Parcel 009.00**
984 Beech Bend Drive		
Nashville, TN 37221		

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

Elizabeth M. Bruno and Ben L. Bruno, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Madeline E. Snow

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 Lot No. 818, as shown on the Plan of Harpeth Woods, Section Four, of record in Book 5200, Page 560, and Surveyor's Certificate of Correction in Book 6118, Page 99, 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 Elizabeth M. Bruno and Ben L. Bruno, wife and husband, by Deed dated February 19, 2014 from Jessica M. Esch, a single woman, of record in Instrument No. 20140221-0015052, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 560, and Surveyor's Certificate of Correction in Book 6118, Page 99, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Subject to the flow of the Harpeth River at the rear of said lot. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **984 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 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **13th** day of **March, 2017.**

Elizabeth M. Bruno

Ben L. Bruno

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth M. Bruno and Ben L. Bruno,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **March, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21