WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027471 DEEDWARR
Recvd: 03/31/17 15:35 2 pgs
Fees:13.00 Taxes:1202.13
20170331-0031753

G-VRES-17-69

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18 (AFFIX SEAL)

ANGELA R. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Luke Williams and Kesslie Williams	SMP, Inc.	
(NAME)	(NAME)	
69 Elberta Street	1200 S. Sheldon, Ste 150	**119-06-0-188.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Plymouth, MI 48170	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROGER BLAKE BRANDENBURG AND WIFE, JENNA BRANDENBURG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUKE WILLIAMS AND KESSLIE WILLIAMS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 40 and the West one-half of Lot No. 41 on the Plan of Sterling Heights, Section Two of record in Plat Book 1424, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Blake Brandenburg and wife, Jenna Brandenburg by Warranty deed from Bradshaw Properties, LLC of record in Instrument No. 20150326-0025997 Register's Office for Davidson County, Tennessee, dated March 24, 2015 and recorded on March 26, 2015.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 104, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 1725, Page 21, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4168, Page 171, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **69 Elberta Street , Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF MARCH, 2017.

Roger Blake Brandenburg by John Gleaves,
Attorney in Fact

Jenna Brandenburg by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROGER BLAKE BRANDENBURG AND JENNA BRANDENBURG, and who acknowledged he executed the same as the free act and deed of the said ROGER BLAKE BRANDENBURG AND JENNA BRANDENBURG.

Witness my hand and official seal, this the 29th of March, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212