Davidson County DEEDWARR
Recvd: 04/06/17 13:37 5 pgs
Fees:28.00 Taxes:662.30
20170406-0033855

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~Sumner~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

Subscribed and sworn to before me, this 5TH DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

OCT 2 0 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Brunson Jr, married and Jordan Brunson, unmarried, tenants in common with rights of survivorship	New Owner (NAME)	
612 Alta Loma Rd. (ADDRESS)	(ADDRESS)	034-05-0-001-00
Goodlettsville Tn 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jeffrey Kuhns, Executor and Pamela Kuhns, Sandra Austin and Nancy Smiley, Devisees of Estate of Raymond A. Harris, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jerry Brunson Jr, married and Jordan Brunson, unmarried, tenants in common with rights of survivorship , hereinafter called the Grantees, their heirs 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 THE SOUTHWESTERLY PART OF LOT NO. 42 ON THE MAP OF BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY GEO. W. WATKINS, SURVEYOR, JUNE 5, 1950, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF ALTA LOMA DRIVE AT THE SOUTHEAST CORNER OF LOT NO. 44 ON SAID MAP, CONVEYED TO J.C. LASSITER AND WIFE, BY DEED FROM D.C. MOSS AND WIFE, OF RECORD IN BOOK 2203, PAGE 397, SAID REGISTER'S OFFICE; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 44 AND 42, NORTH 13 DEG. 15' EAST 400 FEET; THENCE SOUTH 62 DEG. 15' EAST 95 FEET; THENCE SOUTHEASTWARDLY 419 FEET, MORE OR LESS, TO THE CENTER OF SAID DRIVE; THENCE WITH THE CENTER OF SAID DRIVE IN A CURVE, NORTHWESTWARDLY 105 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND A. HARRIS AND WIFE, EILEEN HARRIS, FROM LORENE P. LAWSON, UNMARRIED, BY WARRANTY DEED DATED NOVEMBER 7, 1994, OF RECORD IN BOOK 9517, PAGE 274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. EILEEN JOAN HARRIS DIED ON OR AROUND DECEMBER 6,2015 LEAVING RAYMOND A HARRIS AS SOLE SURVIVING TENANT BY THE ENTIRETY. RAYMOND A HARRIS DIED ON OR AROUND DECEMBER 4, 2016, AND BY HIS LAST WILL AND TESTAMENT DEVISED SUBJECT PROPERTY TO PAMELA KUHN'S, SANDRA AUSTIN AND NANCY SMILEY.

JEFFREY KUHNS, EXECUTOR OF THE ESTATE OF RAYMOND A HARRIS JOINS IN THIS CONVEYANCE TO CONVEY ANY INTEREST THE ESTATE OF RAYMOND A HARRIS MAY HAVE IN THE SUBJECT PROPERTY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 612 Alta Loma Rd , Goodlettsville, TN 37072-2614
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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. 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 5th day of April, 2017.

Estate of Raymond A. Harris

BY: _____
Jeffrey Kuhns, Executor

BY: _____
Pamela Kuhns, Devisee

STATE OF Tennessee

COUNTY OF Davidson

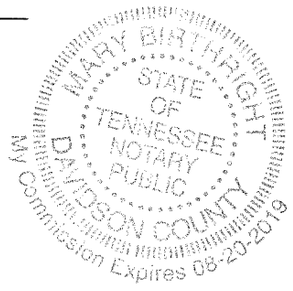
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Kuhns and Pamela Kuhns, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of April, 2017.

_____
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

Estate of Raymond A. Harris

BY: Nancy Smiley

Nancy Smiley, Devisee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Smiley, the herein bargainor(s), 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.

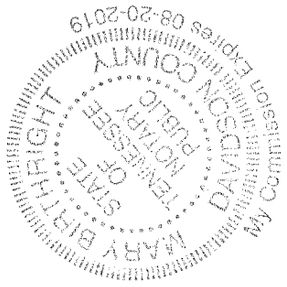
Witness my hand and official seal, this the 5th day of April, 2017.

Mary Birdsright

Notary Public

My Commission Expires:

(SEAL)



Estate of Raymond A. Harris

BY: Sandra Austin

Sandra Austin, Devisee

STATE OF Tennessee

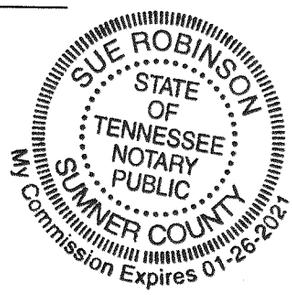
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Austin, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of April, 2017.

Sue Robinson

Notary Public



My Commission Expires:

(SEAL)

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY