WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170032458 DEEDWARR
Recvd: 04/18/17 12:02 3 pgs
Fees: 18.00 Taxes: 1387.13
20170418-0037726

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan N Wills Lauren K. Willis	NEW OWNER Regions Mtg Inc	06401002300
(NAME)	(NAME)	
507 Brandywine Drive	2050 Office Parkway Circle	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bedrock Global Capital, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan N Wills and Lauren K Wills, husband and wife,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 507 Brandywine Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 14th day of April, 2017.

auth. agent

Bedrock Global Capital, LLC by
J. Trent Lehman, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Trent Lehman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be an authorized agent of Bedrock Global Capital, LLC and that he as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as authorized agent.

WITNESS my hand and seal this 14th day of April, 2017.

Notary Public
My Commission Expires: 2/29/2020

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 11935

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Brandywine Farms Section 3, as of record in Book 3842, page 75 and an additional tract described in Book 4893, page 952, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Brandywine Drive, said point being 157.2 feet north of the beginning of a curve where the east margin of Brandywine Drive intersects the north margin of Shute Lane; thence leaving said margin South 84 deg. 08' East 315.46 feet to a point; thence South 7 deg. 08' West 215.17 feet to a point in the northerly margin of Shute Lane; thence with said margin North 81 deg. 58' West 263.41 feet to a point; thence around a curve having a radius of 50.0 feet a distance of 77.8 feet to a point; thence with the easterly margin of Brandywine Drive 157.2 feet to the point of beginning.

Included but excluded from the above property is the conveyance from Jewell D. Simmons, a widow, to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 10309, page 479, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing north margin of Shute Lane and the west boundary of the Eugene B. Bagsby, III property: thence with said existing margin (1) westerly 258 feet, more or less (2) having a curve right and northwesterly 42 feet, more or less to a point, said point being 42.00 feet left of Shute Lane proposed centerline station 16+23.80, more or less; thence with the proposed north margin of said road (1) south 82 degrees 18 minutes 23 seconds east 10.23 feet (2) south 82 degrees 13 minutes 16 seconds east 285.86 feet to a point; thence with said boundary south 07 degrees 41 minutes 37 seconds west 12 feet, more or less to the point of beginning and containing 0.082 acres.

Being the same property conveyed to Bedrock Global Capital by Warranty Deed from Manse Richard Stanfield, an unmarried man recorded on September 12, 2016, of record in Instrument No. 20160912-0095511, Register's Office for Davidson County, Tennessee.