RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179167

BILL GARRETT, Davidson County
Trans:T20170060691 DEEDWARR
Recvd: 07/17/17 10:00 2 pgs
Fees:13.00 Taxes:425.50
20170717-0071437

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2017.

NOTARY PUBLIC

My commission expires: 7.2.18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy Bruza and Steve Bruza 1351 Peyton Road Lebanon, TN 37087	Pinnacle Bank 150 3rd Avenue South Nashville, TN 37201	075 11 0 267.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JANICE N. CLAIBORNE, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TAMMY BRUZA AND STEVE BRUZA, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 93-B on the Plan of the Zone Lot Division of Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 and 107, Rachel's Square, Section Two, as shown by plat of record in Plat Book 6250, page 542, amending Plat Book 5200, page 623-625, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Janice N. Claiborne, unmarried, by Warranty Deed from Holly Jo Cook-Downing and husband Chris Downing, dated 4/30/2003, recorded 5/8/2003, of record in Instrument #20030508-0061811, in the Register's Office for Davidson County, Tennessee.

See Power of Attorney of record in Instrument number 20170717-0071436, Register's Office for Davidson

The address of the herein described property is believed to be 1019 Rachels Square Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of July, 2017.

Janice N Claiborne BY PR Claiborne ATTORNEY-IN-FACT

JANICE N. CLAIBORNE BY PHILLIP RANDAL CLAIBORNE, II, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Phillip Randal Claiborne, II, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Janice N. Claiborne and acknowledged that he executed the same as the free act and deed of the said Janice N. Claiborne.

WITNESS my hand and seal, this the 13th day of July, 2017.



Notary Public

Matthew Homonnay
Printed Notary Name

My commission expires: 6/20/21