BILL GARRETT, Davidson County
Trans:T20170061661 DEEDWARR
Recvd: 07/19/17 10:18 2 pgs
Fees:13.00 Taxes:1702.00
20170719-0072677

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Adam J. Bruck	New Owner	083130Z00200CO
(NAME)	(NAME)	
1220 Lillian St.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT J&K Hunter Partners, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam J. Bruck and Erica L. Walter, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B ON THE PLAN OF 1220 LILLIAN STREET TOWNHOMES, AS SHOWN ON EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE 1220 LILLIAN STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20160302-0020139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO J & K HUNTER PARTNERS, LTD BY DEED FROM ERSEL COOPER, RECORDED ON OCTOBER 22, 2015, OF RECORD AS INSTRUMENT NO. 20151022-0107588, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO ERSEL T. COOPER BY DEED FROM MARTIN T. BINKLEY AND WIFE, AVA B. BINKLEY, DATED APRIL 17, 1998, OF RECORD IN BOOK 10893, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS IS IMPROVED PROPERTY KNOWN AS 1220 LILLIAN ST., NASHVILLE, TENNESSEE 37206.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is: Improved property, known as 1220 Lillian St. Nashville TN 37206
(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 our hands 07/17/17.

J&K Hunter Partners, LLC

Kelly Hunter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Kelly Hunter, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be a Managing Member of J&K Hunter Partners, Ltd, the within named bargainor, and she as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of J&K Hunter Partners, Ltd by herself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of July, 2017.

Notary Public
My Commission Expires

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018