RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179835

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2017 NOTARY PUBLIC My commission expires: 1-8-19
Bill Garrett Davidson County Batch# 33388 **DEEDWARR** 12/05/2017 01:10:54 PM 2 pgs Fees: $13.00 Taxes: $499.50 20171205-0124047	

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
Gerald Brunotts Jr. 677 Mercer Drive Hermitage, TN 37076	Same address as new owner	075-11-0-122.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand and 00/100 Dollars ($135,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **CHRIS BRUNOTTS, A MARRIED MAN,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **GERALD BRUNOTTS JR., AN UNMARRIED MAN,** hereinafter called the Grantee, his 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. 80A, Zone Lot Division, Lots Nos. 1, 2, 3, and 74 through 82, Meadows of Tulip Grove, Section 1, of record in Plat Book 6250, Page 304, amending Plat Book 5200, Page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Chris Brunotts, unmarried, by Warranty Deed from Gil Smith, married, dated 6/28/2011, recorded 7/5/2011, of record in Instrument No. 20110705-0051100, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 677 Mercer 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 on plat of record in Plat Book 6250, Page 304, amending Plat Book 5200, Page 612; to any and all restrictive covenants and/or easements 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, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has 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 are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this the 30th day of November, 2017.

CHRIS BRUNOTTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Chris Brunotts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of November, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 1-8-19