Bill Garrett Davidson County
Batch# 65082 DEEDWARR
03/05/2018 12:37:27 PM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20180305-0020492

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

R-BB-17-3513

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bruce A. Brandes and Kelly A. Brandes	**Evolve Bank & Trust**	
(NAME)	(NAME)	**117-5-138.00**
3513 Ruland Place	**301 Shoppingway Blvd**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**West Memphis, AR 72301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAR INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRUCE A. BRANDES AND KELLY A. BRANDES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot Nos. 26 and 27, Block "C", Revised Plan of Life & Casualty Insurance Company's Subdivision of Woodmont Acres, of record in Plat Book 843, Page 102, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to CAR Investments, a Tennessee General Partnership, by Warranty Deed from W. Allen Bryan III, a married person and Charles J. Bryan, a single person, recorded February 2, 2016 in Instrument No. 20160202-0009973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 843, Page 102, Register's Office for Davidson County, Tennessee.
- Property Taxes for the year 2018 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3513 Ruland Place, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF MARCH, 2018.

CAR Investments

BY: _____
Robert Kincaid
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT KINCAID, signing for CAR INVESTMENTS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of CAR INVESTMENTS, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of March, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212