Boy 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

Affiant

Subscribed and sworn to me on March 28, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31453

Bill Garrett Davidson County
Batch# 74434 DEEDWARR
03/28/2018 01:22:48 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20180328-0029059

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	
Carey G. Bringle, III 903 Gleaves Street Nashville, TN 37203	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	103-10-0-107.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patrick Julian, a single person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Carey G. Bringle, III, and Delaniah Bringle, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section 3, Brookside Courts, Addition No. 4 of record in Plat Book 2083, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patrick Julian, a single person by Warranty Deed from Curtis M. Groves and Faith J. Groves, husband and wife of record in Instrument No. 20060322-0032849 Register's Office for Davidson County, Tennessee, dated February 14, 2006 and recorded on March 22, 2006.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictions of record in Book 2015, Page 56, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This property is also known as improved property located at 820 Neartop Drive, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 28th day of March, 2018.

Patrick Julian

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 28, 2018, before me personally appeared Patrick Julian to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on March 28, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021