THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 119150 **DEEDWARR**
07/23/2018 10:16:19 AM 2 pgs
Fees: $13.00 Taxes: $1,367.15

20180723-0071359

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **369,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Wesley Brunson	New Owner	MAP 091-02-2D-
6205 B New York Avenue		PARCEL 002.00-CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert Terry, married, and Patrick Terry, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Wesley Brunson, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, together with common and private elements, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 6205 New York Avenue Homes, of record in Instrument No. 20161222-0134816, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to Robert Terry and Patrick Terry by Warranty Deed from Gary Woodard, joined by his spouse, Suzanne I. Woodard of record in Instrument No. 20150629-0062076, Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on June 29, 2015.

This property is not now and has never been the residence of the Grantors and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018; (2) all matters shown on the Plan of record in Plat Book 161, Page 75; (3) the Declaration of Covenants, Conditions and Restrictions for 6205 New York Avenue Homes with By-Laws appended thereto, of record in Instrument No. 20161222-0134816; (4) all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 6205 New York Avenue Homes, of record in Instrument No. 20161222-0134816; (5) Restrictive Covenant for Detached Structure of record in Instrument Number 20170518-0049624; (6) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. (7) Subject to rights of others in and to the common areas and/or elements; (8) All visible easements; (9All applicable governmental and zoning regulations.

This is IMPROVED property known as **6205 B New York Avenue; Nashville, TN 37209.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 this the 12th day of July, 2018.

Robert Terry

Robert Terry

Patrick Terry by Robert Terry, attorney in fact

Patrick Terry by Robert Terry, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Terry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of July, 2018.

My Commission expires 1-6-20

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Terry** 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 on behalf of **Patrick Terry**, as his Attorney in Fact, as the free act and deed of the within named **Patrick Terry**.

Witness my hand and official seal this the 12th day of July, 2018.

My Commission expires 1-6-20

Notary Public