WARRANTY DEED

Bill Garrett Davidson County
Batch# 132229 **DEEDWARR**
08/23/2018 10:48:38 AM 2 pgs
Fees: $13.00 Taxes: $1,053.39

20180823-0083604

COUNTY OF WILLIAMSON J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Jane Brunner (NAME)	Mary Jane Brunner (NAME)	142090D08600CO
1090 General George Patton Road (ADDRESS)	1090 General George Patton Road (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph E. Burrough III, an unmarried man,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mary Jane Brunner and Jim Brunner, Joint Tenants with Rights of Survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominum apartment in Davidson County, Tennessee, being Unit No. 1090, together with carport designated No. 1090-C on the plan of River Plantation Section Six, Phase One, of record in Book 5200, pages 359 and 360, Register's Office for said County, which plan and record thereof are incorporated and made a part hereof by reference.

Being the same property conveyed to Mary Hood Burrough by Warranty Deed from Robert E. Whiting and Susan Whiting recorded on July 10, 1996, of record in Book 10115, Page 894, Register's Office for Davidson County, Tennessee. The said Mary Hood Burrough having since died on January 19, 2018 and vesting property to her sole surviving heir, Joseph E. Burrough, III, as referenced in Affidavit of Heirship, recorded on May 16, 2018, of record in Instrument No. 20180516-0046693, Register's Office for Davidson County, Tennessee. The said Joseph E. Burrough, III being the sole heir of her estate as set forth in the Order on the Petition to Probate and Order Granting Letters of Administration, Davidson County Probate Court Docket No. 18P165 and as further set forth in the Affidavits of Heirship of record in Instrument No. 20180823-0083602 and 20180823-0083603
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1090 General George Patton Road, Nashville, TN 37221
(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 my/our hands this 22nd day of August, 2018.

Joseph E. Burrough III

Joseph E. Burrough III

State of Virginia

~~County~~ City of Richmond

Personally appeared before me, a notary public in and for the state and county aforementioned, Joseph E. Burrough III with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of August, 2018.

Notary Public

My Commission Expires: 7/31/2021

TRACY L. OCRAN NOTARY PUBLIC MY COMMISSION NUMBER 299937 COMMONWEALTH OF VIRGINIA

File No.: 13187