This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2556

Bill Garrett Davidson County
Batch# 132242 DEEDWARR
08/23/2018 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20180823-0083622

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $309,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2018

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
JonEric J. Pettersson, Adrienne L. Pettersson, and John Ludwig 5207 Trousdale Drive Nashville, TN 37220	Gardner Financial Services, LTD, dba Legacy Mutual Mortgage 3503 Paesanos Parkway San Antonio, TX 78231	146-16-0-163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John F. Brennan and David A. Moynan III, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JonEric J. Pettersson and Adrienne L. Pettersson, husband and wife, and John Ludwig, an unmarried man, as joint tenants with rights of survivorship**, hereinafter called the Grantee(s), his/her/their 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 Lot No. 920 on the Plan of Brentwood Hall, Section 9, as of record in Book 2331, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to John F. Brennan and David A. Moynan, III, joint tenants with rights of survivorship, by Warranty Deed from Doris R. Robinson, a widow, recorded on the 16th day of March, 2015, in Instrument No. 20150316-0022412, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **5207 Trousdale Drive, Nashville, TN 37220.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2018.

GRANTOR:

John F. Brennan

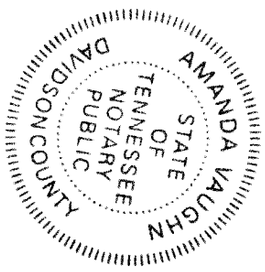
David A. Moynan III

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John F. Brennan and David A. Moynan, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of August, 2018.

Notary Public
My Commission expires: 5/5/2020



True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

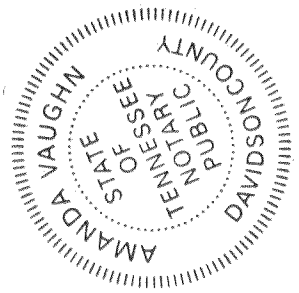
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)