WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148098 DEEDWARR
10/02/2018 03:50:45 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00

20181002-0097895

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
India A. Simpson	newowner	130-03-0-093.00
(NAME)	(NAME)	
600 Lynnwood Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 considerations, the receipt of which is hereby acknowledged, I/we Matthew A. Brunsman and Kelly A. Brunsman, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto India A. Simpson, unmarried, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Tract No. 1:

Being the southerly part of Lot No. 199 and northerly part of Lot No. 200 on the Map of Royal Oaks Land Company's subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County and described according to a copy of the survey thereof by Z.J. Wilkinson, Surveyor, March 8, 1946, as follows: Beginning at a point at an iron pin in the easterly margin of Lynwood Blvd, 7.7 feet north of the corner of Lots Nos. 199 and 200; thence easterly 263.4 feet to a point in the westerly margin of Brighton Road, now closed, which point is 19.1 feet south of the original corner of Lots Nos. 199 and 200; thence along the easterly line of said lots and along the westerly margin of Brighton Avenue, now closed, northerly 133.4 feet to the south margin of Sunnybrook Drive, as now located; thence with the margin of the same westerly 239.9 feet to a point at the intersection of the south line of Sunnybrook Drive with the margin of Lynwood Blvd, if the margins of said streets were projected, disregarding the curve where the same intersect; thence with the margin of Lynwood Blvd. southerly 132 feet to the point of beginning.

Tract No. 2:

Being that part of Brighton Avenue (closed by Instrument of record in Book 1334, page 402, Register's Office for Davidson County, as re-recorded in Book 1358, page 316, said Register's Office) shown on the map of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, pages 102 and 103, RODC, lying immediately east of Lot No. 199 on said Royal Oaks Subdivision Plan and described according to a copy of the survey thereof made March 8, 1946, by Z.J. Wilkinson, Surveyor, as follows: Beginning at a point on the south margin of Sunnybrook Avenue, as now established, in the west margin of the original right-of-way of Brighton

Avenue, now closed, said point being 239.9 feet east of the margin of Lynwood Blvd, if the margins of Sunnybrook Drive and Lynwood Blvds. were projected to a point, disregarding the curve at the intersections of said streets; thence along the westerly margin of Brighton Avenue, now closed, along the east line of Lot 199, 133.4 feet to a point, which is 19.1 feet south of the common corner of Lots 199 and 200; thence easterly 60.1 feet to an iron pin in the easterly margin of Brighton Avenue, closed, in the west line of Lot No. 226 being 21.7 feet south of the corner of Lots No. 225 and 226; thence along the west line of Lots 225 and 226 and along the east margin of Brighton Avenue, now closed, northerly 133.7 feet to the south margin of Sunnybrook Drive; thence with the margin of the same westerly 60.1 feet to the beginning.

Being the same property conveyed to Matthew A. Brunsman and Kelly A. Brunsman, husband and wife by Warranty deed from Sarah Lou Bickerstaff, unmarried dated May 25, 2016, of record as Instrument No. 20160527-0053759, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 600 Lynnwood Blvd., Nashville, TN 37205

(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 GRANTEE(S), his/her/their 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), his/her/their 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 27 day of Sept, 2018.

MATTHEW A. BRUNSMAN

KELLY A. BRUNSMAN BY: MATTHEW A. BRUNSMAN, ATTORNEY-IN-FACT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew A. Brunsman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of September, 2018.

Stephanie Warren
Notary Public:

My Commission Expires: Oct. 9. 2021

STEPHANIE WARREN
Commission No. 2217541
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires October 9, 2021

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew A. Brunsman 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 Kelly A. Brunsman as her Attorney in Fact as the free act and deed of the within named Kelly A. Brunsman.

Witness my hand and Official seal this 27th day of September, 2018.

Stephanie Warren
Notary Public:

My Commission Expires: Oct. 9. 2021

STEPHANIE WARREN
Commission No. 2217541
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires October 9, 2021

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075