WARRANTY DEED

File #18446

Karen Y Johnson Davidson County
Batch# 148532 DEEDWARR
10/03/2018 11:20:09 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20181003-0098172

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-4-20
(AFFIX SEAL)

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Brigman	Robert Brigman	-076-00-0-009.00
(NAME)	(NAME)	
6012 Sanmar Drive	6012 Sanmar Drive	
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174	Spring Hill, TN 37174	
(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, I, **Ronald Brice, a single person,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Brigman and Kevin Halter, as tenant in common** 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 situated in Davidson County, Tennessee being part of a tract of land in the Fourth Civil District of Davidson County, Tennessee sold to G.W. McClain by the Scotts Hollow Benevelent Order No 70 a Deed to which is registered in the RODC Tennessee in Book 504, page 489 to which reference is here made for a more perfect description, said part of said tract of ground is more particularly described as follows: Beginning at a point in the center of Tulip Grove Road on the margin of Jon Eatherly's land running thence South 89.25 degrees East with the line of said Eatherly's Land 583 feet to a point; thence North 3.75 degrees East 246 feet to a post; thence South 82 degrees West 246 feet to a post; thence South 89.25 degrees West 335 feet to the center of the said Tulip Grove Road; thence with the center of Tulip Grove Road South 6 degrees West 200 feet to the beginning containing 2.45 acres.

Included in the above description, but excluded from this conveyance is that property described in Book 3247, page 297.

Being the same property conveyed to Ronald Brice, a single man by Warranty deed from Eleanor W. Collier, personal representative of the Estate of Lillian B. Cockrill of record in Instrument No. 20171025-0109277 Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on October 25, 2017.

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 575 Tulip Grove Road, Hermitage, TN 37076
(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 hand this 1st day of October, 2018.

Ronald Brice

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Ronald Brice, a single person**, 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, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2018.

My commission expires: 8-4-20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027