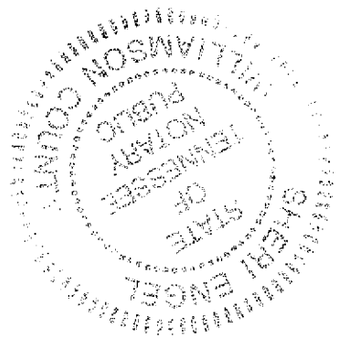
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2970



Karen Y Johnson Davidson County
Batch# 153717 DEEDWARR
10/24/2018 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20181024-0105317

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Sandra Smith
Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2018

Cheri Engel
Notary Public
My Commission Expires: January 5, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bryson Ogdon Breakey and Rachel Ileen Breakey 4918 Yorktown Road Nashville, TN 37211	F & M Bank 10 Cadillac Dr, Suite 100 Brentwood, TN 37027	148-13-0-151

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, **Surge Enterprises, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bryson Breakey and Rachel Breakey, husband and wife**, 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. 257 on the plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete accurate description as to details and location of said lot.

Being the same property conveyed to Surge Enterprises, LLC, a Tennessee limited liability company by Warranty Deed from Wesley Leo Pugh, an unmarried man, dated July 11, 2018, recorded July 31, 2018, of record in Instrument No. 20180713-0068150, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Wesley Leon Pugh by Warranty Deed from Gid R. Suddarth and Virginia P. Suddarth, Trustees of the Suddarth Family Revocable Living Trust, dated 8 day March 2005, warranty deed dated June 29, 2007, recorded July 3, 2007, of record in Instrument No. 20070703-0079420, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **4918 Yorktown Road, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 23rd day of October, 2018.

GRANTOR:

Surge Enterprises, LLC, a Tennessee limited liability company

By: _____
Terry W. Surgener, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry W. Surgener, 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 is the Member of Surge Enterprises, LLC,, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of October, 2018.

Rachel Marie Collins
Notary Public
My Commission expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY