Karen Johnson Davidson County
Batch# 187994 DEEDWARR
01/24/2019 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $906.13
20190124-0007180

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2019

Notary Public

MY COMMISSION EXPIRES: 9-30-2019

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Beth French	New Owner	149-04-0-062
(NAME) 2547 Edge O Lake Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, WE,

MARY JANE BRUNNER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARY BETH FRENCH, UNMARRIED WOMAN,

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:

Land in Davidson County, Tennessee being Lot No. 463 on the Plan of Edge O Lake Estates, Section 6, as of record in book 3700, page 16, R.O.D.C., Tennessee.
Said Lot No. 463 fronts 80 feet on the southerly side of Edge O Lake Drive and runs back between lines 178.14 feet on the easterly side and 204.24 feet on the westerly side, to a broken line at the rear on which it measures 126.18 feet thereon.

Being part of the same property conveyed to Thomas K. Brunner and wife, Mary Jane M. Brunner as tenants by entireties by Corporate Warranty Deed from Thurman and Stevens Construction Company, Inc. of record in Book 3968, page 931, Register's Office for Davidson County, Tennessee, Thomas K. Brunner having died the 8th day of March, 1980, leaving Mary Jane M. Brunner the sole surviving owner as evidenced by Affidavit of Inheritance dated June 10, 1999 recorded June 11, 1999, in Book 11524, Page 585, in the Official Records of Davidson County, Tennessee.

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.

This *Improved* property is commonly known as: 2547 Edge O Lake Drive, Nashville, TN 37217

LT&E File #15289

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 hand(s) this 24th day of January, 2019

Mary Jane Brunner

Mary Jane Brunner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of January, 2019, before me personally appeared Mary Jane Brunner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 24th day of January, 2019.

Notary Signature
My commission expires: 11/14/21

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

LT&E File #15289

True Copy Certification

I, Jonathan Medley, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, ~~Emily Betts~~, a notary public for this county and state, Jonathan Medley, 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:
Notary' Seal

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020