WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 194062 DEEDWARR
02/11/2019 12:05:44 PM 2 pgs
Fees: $13.00 Taxes: $185.00

20190211-0012702

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
PTL	**New Owner**	
(NAME)	(NAME)	**61-3-50.00**
106 Affirmed Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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 consideration, the receipt of which is hereby acknowledged, **JOHN W. BRUMBACH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PTL, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Lindell Heights, of record in Plat Book 1835, Page 14, Register's Office for said County.

Said Lot No. 1 fronts 78.9 feet on the westerly margin of Grinstead Place and extends back 150.0 feet on the northerly line and 153.1feet on the southerly line to a dead line in the rear, measuring 107.4 feet thereon.

Being the same property conveyed to Martin A. Brumbach, unmarried, by Warranty Deed from Carl H. Eaton, Jr., unmarried, recorded October 6, 1988 in Book 7671, Page 389, Register's Office for Davidson County, Tennessee.
The said Martin A. Brumbach having since died intestate on September 25, 2018 leaving Frederick A. Brumbach and John W. Brumbach as his Heirs at Law as noted in Affidavits of Heirship of record in Instrument Nos. 20190115-0004231 & 20190115-0004232, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Brumbach by Quitclaim Deed from Fred Brumbach as of record in Instrument No. 20190115-0004233, Register's Office for Davidson County, Tennessee.

**Fred Brumbach and Frederick A. Brumbach are one in the same person.
**John W. Brumbach and John Brumbach are one in the same person.
**Said property is not the principal residence of the Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 14, Register's Office for Davidson County, Tennessee.
- Easement for Telecommunications of record in Instrument No. 20140114-0003779, Register's Office for Davidson County, Tennessee.
- Subject to Charter Right-of-Way of the L & N Railroad.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4701 Grinstead Place, Nashville, Tennessee 37216**.

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), their heirs and 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), 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 the 8th DAY OF FEBRUARY, 2019.

John W. Brumbach

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. BRUMBACH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

JULIE ANN WEDEAN
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMM. EXPIRES
07/05/2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212