Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-2813

Karen Johnson Davidson County
Batch# 196822 DEEDWARR
02/20/2019 10:23:33 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20190220-0015272

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of February, 2019

Notary Public

Commission Expires:

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Split Rock Development & or Assigns 1114 Russell Street Nashville, TN 37206	New Owner	083-13-0-027.00

WARRANTY DEED

FOR AND IN 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,

Shirley B. Bruce, Bryan Jasper Bruce, Emily Nicole Bruce and Charles Edward Bruce

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Split Rock Development & or Assigns Inc., a Corporation

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. 60 on the Plan of the East Edgefield Plan (*shown as East Eastfield Addition in prior deed*) of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jasper B. Bruce and wife, Marian B. Bruce by Warranty Deed from Mrs. Evie Lee Riley Yates, of record in Book 4481, Page 775, Register's Office for Davidson County, Tennessee, dated December 10, 1969 and recorded on February 24, 1971. The said Marion B. Bruce having since died intestate, on July 30, 2007, being predeceased by Jasper B. Bruce, who died October 6, 1979. Pursuant to the Heirship Affidavit, begin recorded simultaneously herewith, the only heir-at-law of the said Marion B. Bruce, being her son Jack B. Bruce. The said Jack B. Bruce having since died intestate, on October 21, 2017. Pursuant to the Heirship Affidavit, also being recorded simultaneously herewith, the heirs-at-law of the said Jack B. Bruce being his wife, Shirley B. Bruce and his three children, Bryan Jasper Bruce, Emily Nicole Bruce and Charles Edward Bruce, who all survive him.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1114 Russell Street, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of February, 2019.

Shirley B. Bruce

Shirley B. Bruce

Bryan Bruce

Bryan Jasper Bruce

Emily Bruce

Emily Nicole Bruce

Charles Bruce

Charles Edward Bruce

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shirley B. Bruce** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of February, 2019

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 1/13/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bryan Jasper** 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of February, 2019

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

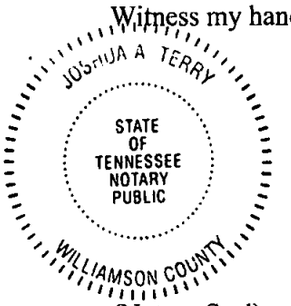
(Notary Seal)

Notary Public
My Commission Expires: 1/13/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Emily Nicole Bruce** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of February, 2019



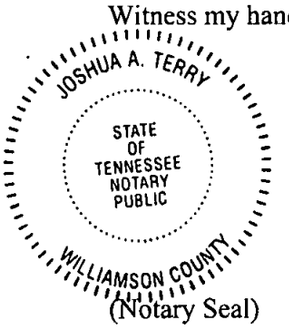
(Notary Seal)

Notary Public
My Commission Expires: 1/13/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Edward Bruce** 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of February, 2019



(Notary Seal)

Notary Public
My Commission Expires: 1/13/20