**BOX 10-A**

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 202238 **DEEDWARR**
03/06/2019 10:36:35 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20190306-0020396

Y-VRES-19-1111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**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) |
|---|---|---|
| **Eduardo Coelho Dias and Adriana Carolina Hermel** | NEW OWNER | |
| (NAME) | (NAME) | **131-04-0-243.00** |
| **1111 Brookmeade Dr** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | | |
| (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, **CYNTHIA BROWN RONVEAUX, TRUSTEE OF THE CYNTHIA BROWN RONVEAUX LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CYNTHIA BROWN RONVEAUX, DATED OCTOBER 20, 2009, AS AMENDED AND RESTATED ON FEBRUARY 26, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDUARDO COELHO DIAS AND ADRIANA CAROLINA HERMEL, HUSBAND AND WIFE,** 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. 29 on the Plan of Duncanwood of record in Book 1424, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cynthia Brown Ronveaux, Trustee of The Cynthia Brown Ronveaux Living Trust, established by the Revocable Trust Agreement of Cynthia Brown Ronveaux, dated October 20, 2009, as amended and restated on February 26, 2018 by Quitclaim Deed from Cynthia Brown Ronveaux, also known as Cindy Ronveaux of record in Instrument No. 20180927-0095744, Register's Office for Davidson County, Tennessee, dated February 26, 2018 and recorded on September 27, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 1424, Page 139, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 1786, Page 178 in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1111 Brookmeade Dr, Nashville, Tennessee 37204**.

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this the 5th DAY OF MARCH, 2019.

The Cynthia Brown Ronveaux Living Trust

BY: Cynthia Brown Ronveaux Trustee

Cynthia Brown Ronveaux
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA BROWN RONVEAUX, TRUSTEE OF THE CYNTHIA BROWN RONVEAUX LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CYNTHIA BROWN RONVEAUX, DATED OCTOBER 20, 2009, AS AMENDED AND RESTATED ON FEBRUARY 26, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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