Karen Johnson Davidson County
Batch# 211160 DEEDWARR
03/28/2019 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20190328-0028044

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1100TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of March, 2019.

Notary Public
Commission Expiration: 5-2-22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Garrett Bruner and Lydia Yehl 422 36th Avenue North Nashville, TN 37209	First Community Mtg PO Box 291205 Nashville, TN 37229	092 09 4D 002.00

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, **Zachery Williams, unmarried and Greg Burrell, unmarried and Christopher Robertson, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garrett Bruner and Lydia*Yehl, husband and wife,** 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:

*Swan

Property known as 422 36th Avenue North Nashville, TN 37209, County of Davidson

Land in Davidson County, Tennessee, being Unit 422 of Summit Homes at 420 & 422 36th Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Summit Homes at 420 & 422 36th Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160218-0015434, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Summit Homes at 420 & 422 36th Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160218-0015434 and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Zachery Williams, Greg Burrell and Christopher Robertson, by deed from JHAS Construction, LLC dated 9/7/2017, recorded 9/12/2017, filed of record in Instrument No. 20170912-0093357, said Register's Office. See Scrivener's Affidavit of record in Instrument No. 20190312-0022715, correcting Christopher Robertson's name referenced on deed of acquisition.

Tax Map and Parcel ID is as follows 092 09 4D 002.00

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.

This is improved property known as: 422 36th Avenue North, Nashville, TN 37209

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 unemcumbered, 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 hand this 25th day of March, 2019.

Zachery Williams

Greg Burrell

Christopher Robertson

STATE OF KENTUCKY

COUNTY OF Warren

On this 25th day of March, 2019, before me personally appeared **Zachery Williams and Greg Burrell and Christopher Robertson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 25th day of March, 2019.

Notary Public
Commission Expiration:

HANNAH WITHERSPOON
NOTARY ID: #605582
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-12-22
STATE AT LARGE, KENTUCKY

LTE File No.: 19-1100TN

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY