Karen Johnson Davidson County
Batch# 218002 DEEDWARRSP
04/15/2019 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $6,647.04
20190415-0034340

#34708

SPECIAL WARRANTY DEED

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,796,496.16

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Aldrink Brunger	SunTrust Mortgage, Inc.	13009015300
(NAME) 403 West Brookfield	(NAME) 901 Semmes Ave. RVW5023	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Richmond, VA 23224	
(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 considerations, the receipt of which is hereby acknowledged, I/we Legacy Homes of TN, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto John Aldrink Brunger and Pamela Brunger, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 part of Lot 4, of Block 3 on the Plan of The Highlands of Belle Meade, of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Brookfield Drive at the corner of Lots Nos. 3 and 4; thence, with the southerly margin of said Drive, westwardly 148 feet 5 inches to an iron pin; thence, South 14° 30' West 236 feet, more or less, to an iron pin in the northerly line of the property conveyed to Edith B. Covert by deed from Robert G. Benson, Trustee, of record in Book 1153, Page 310, said Register's Office; thence, with said line, eastwardly 78 feet 5 inches to a stake at the common corner of Lots Nos. 3, 4 and 5; thence, with the line between Lots Nos. 3 and 4, northwardly 199 feet to the beginning.

Being the same property conveyed to Legacy Homes of TN LLC, a Tennessee limited liability company by Warranty Deed from Mary Louise Shell, a widow, dated February 12, 2018 and recorded February 21, 2018 of record in Instrument Number 20180221-0016392, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 547, Page 180, in the Register's Office for Davidson County, Tennessee.

Water Rights Recorded as Book 722, Page 547, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ 403 West Brookfield, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 12th day of April, 2019.

Legacy Homes of TN, a Tennessee Limited Liability Company

By: Lorraine Cash

Lorraine J. Cash, as authorized agent Authorized Agent

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lorraine J. Cash with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the authorized agent the within named bargainor, Legacy Homes of TN, LLC, a Tennessee Limited Liability Company, and that he/she as such authorized agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said LLC, as such authorized agent.

Witness my hand and Official seal this 12th day of April, 2019.

Notary Public

My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
4-13-19

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

