WARRANTY DEED

Karen Johnson Davidson County
Batch# 226509 **DEEDWARR**
05/06/2019 02:52:26 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20190506-0042317

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$175,000.00.**

Affiant

Subscribed and sworn to before me this 3 day of May, 2019

Notary Public
My Commission expires: 1-3-22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Melvil Martin Arnt	Same	060-16-0-060.00
2704 Brunswick Dr		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Trustee, Inc., a Wyoming Corporation, as Trustee for 2838 Brunswick Drive Estate Planning Land Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Melvil Martin Arnt, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1:
Land in Davidson County, Tennessee, being the easterly part of Lot No. 41 on the map of Capitol View Subdivision, as of record in Book 974, page 53, Register's Office for said County, described as follows: Beginning on the easterly margin of Brunswick Drive at the northwest corner of Lot No. 40-A, thence with the northerly line of said lot eastwardly 130 feet to a 2 foot reserved strip; thence with said strip northwardly 125 feet to the northerly line of Lot No. 42; thence with said line westwardly 143 feet; thence southwardly 125 feet; thence eastwardly 13 feet to the beginning.

Tract 2:
A parcel of land being 20 feet wide and adjacent to the westerly margin of the property conveyed to the grantees herein by deed from the grantors of record in Book 2633, page 541, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the northerly margin of Brunswick Drive 396.9 feet eastwardly from the easterly margin of Alhambra Circle; thence northwardly 125 feet with Spicer's east line (Book 3128, page 555, Register's Office for Davidson County, Tennessee), thence eastwardly 20 feet; thence with Neal's west line southwardly 125 feet; thence with the north margin of Brunswick Drive westwardly 20 feet to the beginning.

Being the same property conveyed to Trustee, Inc., a Wyoming Corporation, as Trustee for 2838 Brunswick Drive Estate Planning Land Trust, from Dottie Neal, by deed on October 5, 2018, of record in Book Instrument Number 20181009-0099828, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 974, page 53, Register's Office Davidson County, Tennessee.

Easement as set forth in instrument recorded in Book 4155, page 490, Register's Office for Davidson County, Tennessee.

Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2838 Brunswick Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-APB-19-2858

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 our hands this May 3, 2019.

2838 Brunswick Drive Estate Planning Land Trust

By: Trustee Inc., a Wyoming corporation, Trustee

By: Brandon Eley, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of May, 2019, before me, appeared Brandon Eley, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of Trustee, Inc., a Wyoming corporation, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Brandon Eley acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY