Karen Johnson Davidson County
Batch# 231590 DEEDWARR
05/17/2019 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20190517-0046789

#34718

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34718-03-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. Mark C. Brueggen Affiant Subscribed and sworn to before me this 16th day of May, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mark C. Brueggen Lauren Brueggen 4405 Howell Place Nashville, TN 37205	Mark C. Brueggen Lauren Brueggen 4405 Howell Place Nashville, TN 37205	Map and Parcel No.: 130 03 0 010 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles N. Martin, Jr., Trustee of the Leipers Creek Revocable Trust U/A dated October 8, 2004** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark C. Brueggen and Lauren Brueggen, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4405 Howell Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of May, 2019.

Charles N. Martin, Jr., Trustee of the Leipers Creek
Revocable Trust u/a dated October 8, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles N. Martin, Jr., Trustee of the Leipers Creek Revocable Trust u/a dated October 8, 2004, 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, at office, this 16th day of May, 2019.

Kay L. Crouch
Notary Public

My Commission Expires: 5.5.20

KAY L. CROUCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 127 feet of Lot No. 7 on the Plan of a subdivision of Lots 12 and 13 and re-subdivision of Lots 10 and 11 of Belle Meade Plan II, of record in Book 421, page 112, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 127 feet on the southerly side of Howell Place and extends back between parallel lines with the westerly margin of Cherokee Circle 200 feet to the center of a private alley.

Being the same property conveyed to Charles N. Martin, Jr., Trustee of the Leipers Creek Revocable Trust U/A dated October 8, 2004 by deed dated September 30, 2013 from Samuel B. Strang and wife, Perian C. Strang of record in Instrument No. 20131002-0103631, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 130 03 0 010 00.
2. Belle Meade City taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 03 0 010 00.
3. All matters appearing on the Plan of record as Book 421, page 112, Register's Office for Davidson County, Tennessee.

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:

