Karen Johnson Davidson County
Batch# 236713 DEEDWARR
05/30/2019 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2019.

Notary Public

My commission expires: 9-4-19

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Taylor J. Smith **Melissa M. Pisarski**	New Owner	**16514009700**
4937 Deerhaven Drive		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

William Ray Bruce, Sr, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor J. Smith * **and Melissa M. Pisarski**, an unmarried woman
* an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 90, on the plan of Peppertree Forest, Section 12, of record in Book 8250, page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shela J. Bruce by Warranty Deed from Cordell Love, Jr. and wife, Deeann Love, dated May 16, 1997, of record in Book 10458, page 638, Register's Office for Davidson County, Tennessee. Shela J. Bruce conveyed subject property to Elizabeth J. Smith, Trustee, to make a reconveyance to Shela J. Bruce and William Ray Bruce, Sr., as tenants in common with the right of survivorship, by Quitclaim Deed dated January 29, 2001, of record in Instrument No. 20010202-0010527, Register's Office for Davidson County, Tennessee.Shela Bruce has since passed, leaving all of her interest in the property to William Ray Bruce Sr.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 7982, page 736, Book 8531, page 496, Book 8757, page 607, Book 9004, page 514, Book 9157, page 711, Book 9287, page 698, Book 9455, page 801, Book 9664, page 162, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 4937 Deerhaven Drive, Antioch, TN 37013.

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 in 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 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.

William Ray Bruce Sr Date: 5/23/19
William Ray Bruce Sr

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, William Ray Bruce Sr, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of May, 209.

NOTARY PUBLIC

My Commission Expires: 12-1-20

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY