Karen Johnson Davidson County
Batch# 249207 DEEDWARR
06/27/2019 08:40:49 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20190627-0062164

[redacted]

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Don M. Lunn
1584 Cross Pointe Dr.
Brentwood, Tn. 37027

SEND TAX BILL TO:
Owner

Map/Parcel
#160-14-9.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Shannon B. VanBrackle, Brandon C. VanBrackle and Shanon B. VanBrackle, as Personal Representative of the Estate of Jan VanBrackle, deceased**, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Don M. Lunn**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 9** on the **Plan of Brenthurst**, as shown by plat and survey of record in Plat Book 5200, Page 492, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Virgil A. Taylor and wife, Catherine S. Taylor by Warranty Deed from William D. Mosley and wife, Virginia R. Moseley of record in Book 7777, page 709, Register's Office for Davidson County, Tennessee. Virgil A. Taylor died on January 6, 2001, leaving Catherine S. Taylor as the surviving tenant by the entirety. Catherine S. Taylor died intestate on June 13, 2014, survived by her two daughters and only heirs-at-law, Jan VanBrackle and Julie Evans. Prior to her death, Catherine S. Taylor, a widow, conveyed the above property to Jan VanBrackle by Quitclaim Deed dated August 7, 2013, of record in Instrument #20130807-0082949, Register's Office for Davidson County, Tennessee. Further being the same property in which Julie Ann Evans conveyed all of her right, title and interest in and to said property to her sister, Jan VanBrackle, by Quitclaim Deed of record in Instrument #20180921-0093539, Register's Office for Davidson County, Tennessee. The said Jan VanBrackle died testate on January 17, 2019. By the terms of her Last Will and Testament of record in Docket No. 19P-752, Circuit Court Clerks Office for Davidson County, Tennessee, Probate Division, she devised her interest in the above property to her two children, Shannon B. VanBrackle and Brandon C. VanBrackle, in equal shares, per stirpes.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is improved property known as **5609 Kristin Lane, Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the **24th** day of **June, 2019.**

Shannon B VanBrackle

Shannon B. VanBrackle

Brandon C VanBrackle By Shanna B VanBrackle, Attorney In Fact

Brandon C. VanBrackle

By:_____

Shannon B. VanBrackle, Attorney-in-Fact

Shanna B VanBrackle

Shanon B. VanBrackle, as Personal Representative of the Estate of Jan VanBrackle, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Shannon B. VanBrackle, **Shanon B. VanBrackle**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of June, 2019.

NOTARY PUBLIC

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC My Commission expires on 02/21/2022 WILLIAMSON COUNTY

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Shannon B. VanBrackle**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Personal Representative of the **Estate of Jan VanBrackle, deceased**, the within named bargainor, and she as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said Estate by herself as such Personal Representative.

WITNESS my hand and official seal this 24th day of June, 2019.

NOTARY PUBLIC

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC My Commission expires on 02/21/2022 WILLIAMSON COUNTY

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Shannon B. VanBrackle**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said **Brandon C. VanBrackle**, the within named bargainor, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said Brandon C. VanBrackle, and recorded simultaneously herewith in Instrument #_____, of the Register's Office of davidson County, Tennessee.

WITNESS my hand and official seal this 24th day of June, 2019.

NOTARY PUBLIC

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC My Commission expires on 02/21/2022 WILLIAMSON COUNTY

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $290.000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. 19065551