WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2020

W-CBB-19-7123

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory Paul Bruck and Kimberly Ann Bruck	Bank of England	
(NAME) **7123 Riverfront Drive**	(NAME) 5 statehouse Plaza # 500	**126-16-0A-470.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Little Rock AR 72201	
(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 consideration, the receipt of which is hereby acknowledged, **KNIGHT AND WHITE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY PAUL BRUCK AND KIMBERLY ANN BRUCK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 469 on the Plan of Finla Plat of Riverwalk, Phase 3-B of record in Plat at Instrument No. 20060106-0002328, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Knight and White Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20190125-0007688 Register's Office for Davidson County, Tennessee, dated January 18, 2019 and recorded on January 25, 2019.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat at Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0013638, 20061103-0136691 and 20061214-0154502, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20011105-0121083, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010919-0101279, 20021119-0143687 and 20040826-0113240, in the Register's Office for Davidson County, Tennessee.
- Road and Utilities Access Easement of record in Instrument Number 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20040812-0097619, in the Register's Office for Davidson County, Tennessee.
- Easements and Rights granted to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, page 7, in the Register's Office for Davidson County, Tennessee.
- Easements and rights-of-way taken by TVA as set forth in Declaration of Taking of record in Book 4205, Page 194 and Book 4226, page 715, in the Register's Office for Davidson County, Tennessee.
- Easements and Rights of Way granted to TVA of record in Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
- Easement granted in Agreements for Dedication for Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315, 318 and 324, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 254052 DEEDWARR
07/09/2019 11:03:30 AM 2 pgs
Fees: $13.00 Taxes: $1,280.20
20190709-0066703

201907090066703

- Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20021125-0145984, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 7123 Riverfront Drive, Nashville, Tennessee 37221.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 5th DAY OF JULY, 2019.

Knight and White Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Kevin White
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared KEVIN WHITE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of KNIGHT AND WHITE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 5th of July, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2023
Notary Seal (if on paper)