WARRANTY DEED

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

A-BD-19-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

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)
1242 Property Solutions, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**134-00-0-176.00**
PO Box 58202		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JOHN E. BRUCE, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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, beginning on Paragon Mills Road at the Northeast line of S.O. Potts, et ux property running east S 77 degrees 24" E-S 62 degrees 10' for 171.25' to a curve of 43.37' at Old Wallace Road, thence S 37 deg. 14' for 172.88 feet on Eisenhower Drive; thence S 66 degrees 38' K for 58.68'; Northerly along B. Q. Potts line N 5 degrees 21" E for 225.78 feet, per recent survey by Michael V. Holmes. This plot contains .64 of an acre.

Being the same property conveyed to John E. Bruce, Jr. by Warranty deed from Erin Ann Potts of record in Instrument No. 20061113-0140174 Register's Office for Davidson County, Tennessee, dated November 9, 2006 and recorded on November 13, 2006.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Paragon Mills Dr., Nashville, Tennessee 37211**.

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.

Karen Johnson Davidson County
Batch# 267106 **DEEDWARR**
08/05/2019 03:09:31 PM 2 pgs
Fees: $13.00 Taxes: $185.00

20190805-0077634

Witness my/our hand(s) this the 31 DAY OF JULY, 2019.

John E. Bruce, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN E. BRUCE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 of July, 2019.

Notary Public
My Commission Expires: 5/30/23
(SEAL)

LAURA BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

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