Warranty Deed

Karen Johnson Davidson County Batch# 271494 DEEDWARR 08/14/2019 01:44:03 PM 2 pgs Fees: $13.00 Taxes: $1,591.00 20190814-0081322	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $430,000.00. Affiant Subscribed and sworn to before me, this the 9th day of August, 2019. Notary Public My commission expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Brawner Sarah Brawner	Citizens Bank NA 6100 Tower Circle	072-03-0-331.00
1314 Greenfield Avenue	Suite 600 · TN F100	
Nashville, TN 37216	Franklin TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TRENT WEILAND AND LAURA WEILAND, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID RAY BRAWNER JR. AND SARAH IMMENSCHUH BRAWNER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 6 on the Plan of a part of the Mora Sharpe Land of record in Plat Book 547, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 70.0 feet on the Southwesterly side of Riverside Drive and runs back 200.0 feet to the center of an alley or right of way for water main and shows 50.0 feet on the real line.

Being the same property conveyed to David M. Molesworth, unmarried, and Zamyra N. Broussard, unmarried, as joint tenants with rights of survivorship by Warranty deed from Shelley Salter Courington and husband, Christopher Allen Courington of record in Instrument No. 20051209-0148143 Register's Office for Davidson County, Tennessee, dated December 02, 2005 and recorded on December 09, 2005.

Being the same property conveyed to Trent Weiland and Laura Weiland, husband and wife by Warranty deed from David M. Molesworth, and Zamyra N. Broussard, NKA Zamyra N. Molesworth, husband and wife of record in Instrument No. 20170911-0093076 Register's Office for Davidson County, Tennessee, dated September 05, 2017 and recorded on September 11, 2017.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: O-P-19-1314

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1314 Greenfield Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of August, 2019.

Laura Weiland

Laura Weiland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 8th day of August, 2019.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

J. B. Miller

Notary Public

My Commission Expires: 5-2-22

Trent Weiland by Laura Weiland, Attorney in Fact

Trent Weiland by Laura Weiland,
Attorney-in-Fact

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laura Weiland, as attorney in fact for Trent Weiland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of August, 2019.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

J. B. Miller

Notary Public

My Commission Expires: 5-2-22