Karen Johnson Davidson County
Batch# 275056 DEEDWARR
08/22/2019 09:48:29 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20190822-0084417

WARRANTY DEED

JM-RF-19-214

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/25/2023
(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)
Brian W Zempel and Jill Zempel	**NEW OWNER**	
(NAME)	(NAME)	
214 Scotland Place		**116-14-0-031.00**
(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, **THE JOHN BURGESS BRUNNER, III, IRREVOCABLE TRUST U/A/D AUGUST 01, 2001,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN W ZEMPEL AND JILL ZEMPEL, HUSBAND AND WIFE,** 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. 1 on the Plan of Lot 1 Consolidation Plat of Lots 60 & 61, Belle Meade Subdivision, of record in Instrument No. 20141022-0097345, 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 John G. Brunner and Janell S. Brunner as Trustees of the John Burgess Brunner, III, Irrevocable Trust U/A/D August 01, 2001 by Warranty Deed from Robert L. Avinger, III and Jane P. Avinger, of record in Instrument No. 20130904-0092827, Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 04, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Instrument No. 20141022-0097345, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 1130, Page 3, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1066, Page 618, 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: **214 Scotland Place, Nashville, Tennessee 37205**.

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 20th DAY OF AUGUST, 2019.

The John Burgess Brunner, III, Irrevocable Trust U/A/D August 01, 2001

BY: _____
Brian King
Trustee

BY: _____
Lawrence J. LeGrand
Trustee

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN KING, TRUSTEE of THE JOHN BURGESS BRUNNER, III, IRREVOCABLE TRUST U/A/D AUGUST 01, 2001, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of August, 2019.

_____
Notary Public
My Commission Expires: 12/7/22
(SEAL)

JAMIE M. CAILTEUX
MY COMMISSION EXPIRES
12-7-2022
NOTARY SEAL
#14631928
ST. CHARLES COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAWRENCE J. LEGRAND, TRUSTEE of THE JOHN BURGESS BRUNNER, III, IRREVOCABLE TRUST U/A/D AUGUST 01, 2001, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of August, 2019.

_____
Notary Public
My Commission Expires: 12/7/22
(SEAL)

JAMIE M. CAILTEUX
MY COMMISSION EXPIRES
12-7-2022
NOTARY SEAL
#14631928
ST. CHARLES COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

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