WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2019.

Notary Public

COMMISSION EXPIRES: 9-6-22

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 276749 DEEDWARR
08/27/2019 09:38:11 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20190827-0086101

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert J. Bruns Elizabeth B. Bruns (NAME)	New Owner (NAME)	116 14 0 005.00
5 Carriage Hill (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Benjamin H. Hill and Evelyn McKinney Hill, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert J. Bruns and Elizabeth B. Bruns, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 the Easterly part of Lot No. 6 on the Map of Bransford Realty Company and Johnson Bransford's Subdivision of a 40 acre tract and Lot No. 27 and 28 of Deer Park, of record in Book 421, Page 467, Register's Office for said County.

Said part of Lot No. 6 fronts 100 feet on the southerly side of Bellevue Drive North, and runs back between lines, 265-1/2 feet on the easterly line and 240 feet more or less on the westerly line, to a dead line in the rear on which it measures 94.8 feet.

Being the same property conveyed to Benjamin H. Hill and Evelyn McKinney Hill, husband and wife by Deed dated December 21, 2015 from Jean L. Knox, an unmarried woman, recorded December 22, 2015, in Instrument Number 20151222-0128327 in the Register's Office for Davidson County, Tennessee and Deed of Correction of record in Instrument No. 20170405-0033346 dated April 4, 2017 and recorded April 5, 2017 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5 Carriage Hill (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37205 (Postal Zip)

File No.: 1434-19
Warranty Deed Individual eRec LES rev. 09-2018

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 26th day of August, 2019.

Benjamin H. Hill

Evelyn McKinney Hill

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Benjamin H. Hill and Evelyn McKinney Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2019.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Shannon Philbin

Commission Expires: _____