Karen Johnson Davidson County
Batch# 286502 DEEDWARR
09/16/2019 01:57:30 PM 4 pgs
Fees: $23.00 Taxes: $3,118.73
20190916-0093743

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $842,900.00.

Sharon A. Muller
Affiant

Subscribed and sworn to before me, this 16th day of September, 2019.

Notary Public

My Commission Expires: 10-14-2019

Address New Owner As Follows:
William T. Smith & Concetta C. Smith
50 Wyn Oak
Nashville, TN 37205

Send Tax Bills To:
Pinnacle Bank
150 3rd Avenue S., Ste. 1000
Nashville, TN 37201

Map-Parcel Number:
104-14-0G-038.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason R. Brumm and wife, Sherri A. Brumm**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William T. Smith and Concetta C. Smith, husband and wife**, hereinafter called the Grantees,

their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Revised Final Plat of Whitworth, Phase 01, of record in Plat Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sherri A. Brumm, a married woman, and Andrew Dodd and Laurie Dodd, husband and wife, by deed from Martha Jane Smith, married, of record in Instrument No. 20170112-0003552, dated January 3, 2017, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason R. Brumm and Sherri A. Brumm, husband and wife, by quitclaim deed from Andrew Dodd and Laurie Dodd, husband and wife, of record in Instrument No. 20171221-0130001, dated November 17, 2017, said Register's Office.

This conveyance is made subject to:

1. County taxes for the year 2020 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants, Conditions and Restrictions for Whitworth and Bylaws of Whitworth Owner's Association appended thereto of record in Book 8026, page 305, as amended by Declaration of Annexation of record in Book 8047, page 243, Amendment and Supplement of record in Book 8282, page 45, Amendment and Supplement of record in Book 8830, page 249, Designation and Agreement of Third National Bank in Nashville of record in Book 8830, page 270, Amendment to Declaration of record in Book 9144, page 153, Amendment and Supplement of record in Book 9778, page 27, First Amendment to By-Laws of record as Instrument No. 20020812-0097386, and Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Whitworth of record as Instrument No. 20100615-0046543, as corrected by Scrivener's Affidavit of record as Instrument No. 20160919-0098409 and as further amended by First Amendment to the First Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Whitworth of record as Instrument No. 20170720-0073719, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Water Mains and Appurtenances granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: 50 Wyn Oak, Nashville, TN 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of September, 2019.

Jason R. Brumm

Sherri A. Brumm

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason R. Brumm, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of September, 2019.

Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

My Commission Expires: 5-5-20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherri A. Brumm, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of September, 2019.

Notary Public

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

My Commission Expires:

783539.1/200736

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal

