Karen Johnson Davidson County
Batch# 290167 DEEDWARR
09/24/2019 10:10:43 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20190924-0096881

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| **THIS INSTRUMENT PREPARED BY:**<br>WESLEY D. TURNER<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 Third Avenue South<br>Suite 1700<br>Nashville, Tennessee 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $415,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 16th day of September, 2019.<br><br>Notary Public<br><br>My Commission Expires: |

SHARON F. MULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

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|---|---|---|
| Address New Owner As Follows:<br>Luke Bruns and Karen Bruns<br>240 31st Avenue North<br>Nashville, TN 37203 | Send Tax Bills To:<br>Luke and Karen Bruns<br>2409 1st Ave N.<br>Nashville, TN 37203 | Map-Parcel Number:<br><br>104-02-0X2400CO |

## 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, **JEFFREY MOBLEY, EXECUTOR OF THE ESTATE OF JULIA C. GOODIN**, deceased, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **LUKE BRUNS AND KAREN BRUNS,**

**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 Unit No. 240, together with the appurtenance interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20030403-0057670, corrected In Instrument No. 20040203-0012935, addendum in Instrument No. 20040206-0014724, and amended at Instrument No. 20040615-0070764, 20040915-0111215, 20080425-0042359, 20130204-0011325 and 20171109-0115339, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Julia C. Goodin and David Dale Haugen by deed dated September 16, 2005 from Baty Development Group, LLC, a Tennessee limited liabilty company, of record in Instrument No. 20050926-0115583, Register's Office for Davidson County, Tennessee; the said parties having since married. The said David Dale Haugen having since died and by Order in the Probate Court of Davidson County, Tennessee, and filed of record at Instrument No. 20120525-0045715, Register's Office for Davidson County, Tennessee, property was vested in Julia C. Goodin, The said Julia C. Goodin having since died and by Will filed in the Probate Court for Davidson County, Tennessee, Docket No. 19P760, Jeffrey Mobley is appointed Executor of her estate.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. 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 Grantor from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of The Row at 31st Condominium Condominiums, of record in Instrument No. 20030403-0057670, corrected In Instrument

No. 20040203-0012935, an addendum of record in Instrument No. 20040206-0014724, and amended at Instrument No. 20040615-0070764, 20040915-0111215, 20080425-0042359, 20130204-0011325 and 20171109-0115339, Register's Office for said County.

3. Easement for Stormwater Detention Agreement granted to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20020910-0109699, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20021011-0125352, Register's Office for Davidson County, Tennessee.

5. Matters shown on the Plan of record in Book 57, page 114, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as: **240 31st Avenue North, Nashville, TN 37203.**

**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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his 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.

Jeffrey Mobley, Executor of the Estate of Julia C. Goodin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY, EXECUTOR,** 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.

(Seal)

Lindsay Hamada
Notary Public

My Commission Expires:

