39B

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 290195 **DEEDWARR**
09/24/2019 10:45:39 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20190924-0096922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $280,000.00.

Affiant

Subscribed and sworn before me this the 19th day of September, 2019.

Notary Public
My commission expires: 1/13/20

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Timothy Bruns	Renasant Bank	044-14-0 075.00
1309 Donelson Avenue	2001 Park Place North, Ste 150	
Old Hickory, TN 37138	Birmingham, AL 35203	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDREW J. LADNER AND HANNAH LADNER, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIMOTHY SCOTT BRUNS AND AMY BRUNS, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Rolling Green Subdivision, as shown on plat of record in Plat Book 1424, Page 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew J. Ladner, an unmarried man, by deed from George William Torre and Theresa K. Coulson, Husband and Wife, dated 10/23/2014, of record in Instrument No. 20141112-0104071, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS ___X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1309 Donelson Avenue, Old Hickory, TN 37138.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 19 day of September, 2019.

Andrew J. Ladner

Hannah Ladner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew J. Ladner and Hannah Ladner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of September, 2019.

My commission expires: 9/18/22

Notary Public

