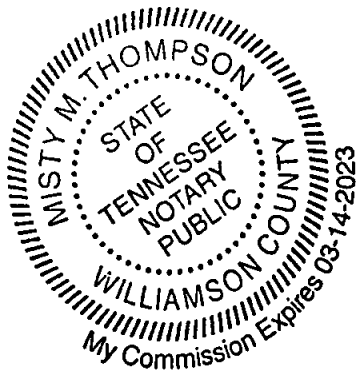
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of October, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Harry Edward Kirkus and Samuel Drury	New owners	142 10 0 101.00
(NAME)	(NAME)	
7232 Green Meadows Lane	404 Concord Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 296064 DEEDWARR
10/04/2019 10:00:36 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20191004-0101695

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Gregory Bruck and Kimberly A. Martin a/k/a Kimberly A Bruck, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Harry Edward Kirkus, a married man Samuel Drury, an unmarried man and Kevin Andrew Pellatiro, a married man**, hereinafter called the Grantees, their heirs 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 Lot No. 28 on the Plan of Green Meadows Section Two, as of record in Plat Book 5210, page 37, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gregory Bruck and Kimberly A. Martin A/K/A Kimberly A. Bruck, Both Unmarried, as joint tenants with the right of survivorship by Warranty Deed from Jerry L. Guiffre and wife, Virginia H. Guiffre dated July 15, 1999 and recorded July 20, 1999, in Book 11580, Page 80, in said Register's Office for Davidson County, Tennessee. *Name Affidavit recorded August 16, 2019 as Instrument No. 20190816-0082179, in said Register's Office for Davidson County, Tennessee.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7232 Green Meadows Lane, Nashville, TN 37221

File Number: GRN-1909370SSO

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 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 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 30th day of September 2019

Gregory Bruck

Kimberly A. Martin a/k/a Kimberly A Bruck

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Gregory Bruck and Kimberly A. Martin a/k/a Kimberly A Bruck, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1909370SSO