Karen Johnson Davidson County
Batch# 314123 DEEDWARR
11/12/2019 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20191112-0116244

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Kristen Boldt
Affiant

Subscribed and sworn to before me, this 8th day of November, 2019.

Notary Public
My commission expires: 5-3-21

02-1910-50775

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
William Edgar Macey, III 315 Fann Road Nolensville TN 37135	WELLS FARGO BANK 2701 WELLS FARGO WAY MINNEAPOLIS, MN 55467-8000	187-00-0-145.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wayne Bruns and Marta Bruns, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William Edgar Macey, III and Linda Kay Macey, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in the fifth Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point in a 50 foot wide private road known as Fann Road, said point being the Southeast corner of the property conveyed to Larry D. Mullins, the Northeast corner of a tract of land deeded to William Roscoe Tanner, and the Southeast corner of the herein described land; thence, leaving said private road with a line common to Tanner, North 83 degrees 47 minutes 59 seconds West, passing an iron pin set at 25.00 feet, a total distance of 747.63 feet to an iron pin existing; thence, with a line common to Tanner, North 05 degrees 44 minutes 09 seconds East, 111.43 feet to an iron pin existing a common corner to Edward Walter Hill; thence, with a line common to Hill, North 06 degrees 34 minutes 00 seconds East, 164.75 feet to an iron pin set; thence, with a new line serving the lands of Larry D. Mullins South 88 degrees 41 minutes, 59 seconds East, 368.66 feet to an iron pin set; thence, with a severance line, South 73 degrees 32 minutes 03 seconds East, passing at 405.85 feet an iron pin set, a total distance of 430.85 feet to a point in Fann Road; thence with Fann Road, South 06 degrees 07 minutes 30 seconds West, 59.80 feet to a point; thence, with Fann Road, South 20 degrees 35 minutes 00 seconds West, 176.61 feet to the point of beginning, according to a survey by Billy Carl Tomlin & Associates RLS #383, dated March 13, 1994.

Being the same property conveyed to Marta Bruns and Wayne Bruns, husband and wife by deed from Samuel G. Stage and Jane Smith-Stage, husband and wife, dated June 30, 2016, recorded July 1, 2016, of record in Instrument No. 20160701-0067346, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 315 Fann Road, Nolensville, TN 37135.

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. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 8th day of November, 2019.

Marta Bruns

Wayne Bruns

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marta Bruns and Wayne Bruns**, 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 in Mt. Juliet, TN, this 8th day of November, 2019.

Carol M Holmes
Notary Public

My Commission expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

