AUBREY B. SALING

TO: *WARRANTY DEED*

BRANDEE KENT, ET VIR

Karen Johnson Davidson County
Batch# 317074 DEEDWARR
11/18/2019 02:52:46 PM 3 pgs
Fees: $18.00 Taxes: $1,117.03
20191118-0118834

THIS WARRANTY DEED OF REALTY, executed as of the 13th day of November, 2019, by Grantor, **AUBREY B. SALING**, an unmarried person, to Grantees, **BRANDEE KENT and JONATHON BUMPUS, wife and husband**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them as tenancy by the entireties, and to their heirs and assigns forever in fee simple, certain realty situated in the Tenth (10th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> BEGINNING at a point in the center-line of Lower Walker's Creek Road, said point being a corner to V. Leon Martin; thence, with the center-line of said Lower Walker's Creed Road in a northeasterly direction 50 feet; thence, S. 39 deg. 30 min. E. 192 feet to a point; thence, S. 25 deg. E. 23 feet to a point; thence, S. 83 deg. E. 705 feet to a point; thence, N 5 deg. 45 min. E. 390 feet to a point; thence, S. 81 deg. 30 min. E. 193.5 feet to a point; thence, S. 2 deg. 15 min. W 415.4 feet to a point in the line of what was formally Sam Thompson farm; thence, with the line of said Sam Thompson. S. 89 deg. W. 138.5 feet; thence, N. 86 deg. 30 min. W. 84 feet; thence, with the line of said V. Leon Martin, N. 83 deg. W. 734.4 feet to a point; thence, N. 25 deg. W. 45 feet; thence, N. 39 deg. 30 min. W. 179 feet to the beginning, containing 3.0 acres, more or less.
>
> Being the same property conveyed to AUBREY B. SALING, AN UNMARRIED PERSON from BRYAN V. HARRIS AND JENELLE SUE HARRIS-LANDRY and DANIEL L. HARRIS and RENA J. GAMMON by Warranty Deed dated March 22, 2019 and recorded on March 27, 2019 at 8:56 a.m. in Instrument Number 20190327-0027446, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2019 taxes which are prorated and Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to Grant of Electrical Line Easement of record in Instrument Number 20150128-0008254, in Instrument Number

20150128-0008255 and Instrument Number 20150128-0008253, Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

AUBREY B. SALING Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **AUBREY B. SALING**, the within named bargainor(s), 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 seal at office this the 14th day of November, 2019.

My Commission Expires: 8/4/20

Notary Public

TONI CHARLENE RUNKLES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm Expires August 4, 2020

Property Owners Name
and Mailing Address:

Brandee Kent
Jonathon Bumpus
2896 Lower Walkers Creek
Goodlettsville, TN 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
2896 Lower Walkers Creek
Goodlettsville, TN 37072

Map and Parcel No.
017-00-0-206.00

STATE OF TENNESSEE,
~~**ROBERTSON**~~ COUNTY OF DAVIDSON MP
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$301,900.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant _____

Subscribed and sworn to before me this the 15th **day of November, 2019.**

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRE19-2896