THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 322404 **DEEDWARR**
12/02/2019 08:58:48 AM 2 pgs
Fees: $13.00 Taxes: $895.40

20191202-0123202

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF November 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke Bruender		
311 E Palestine Ave	New Owner	052-05-0-093.00
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gina L. Weekley, Successor Trustee of The Harold E. and Glenda G. Humphrey Revocable Living Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brooke Bruender, a single person**

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 the Northwesterly one-half of lots 14 and 15, on the Map of Red Bud Terrace Subdivision, as of record in Book 843, page 41, Register's Office of Davidson County, Tennessee.

Said part of lots fronts 100 feet on the Northerly side of East Palestine Boulevard and runs back between parallel lines; parallel to and 100 feet Westerly from the margin of Red Bud Terrace, 200 feet to a dead line.

Being the same property conveyed to Harold Eugene Humphrey and wife, Glenda W. Humphrey by Warranty deed from Oliver H. Dale and wife, Claudine M. Dale of record in Book 4356, page 825, Register's Office for Davidson County, Tennessee, dated August 09, 1969 and recorded on August 12, 1969.

Being the same property conveyed to The Harold E. and Glenda G. Humphrey Revocable Living Trust, dated September 16, 2010 Harold E. or Glenda G. Humphrey, Trustees or their successors in trust and any amendments thereto by Quit Claim deed from Harold E. Humphrey and Glenda G. Humphrey of record in Instrument No. 20100923-0075767 Register's Office for Davidson County, Tennessee, dated September 16, 2010 and recorded on September 23, 2010. See also Certification of Trust recorded in Instrument Number 20100923-0075766, said Register's Office.

Glenda W. Humphrey and Glenda G. Humphrey are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **311 E Palestine Ave, Madison, TN 37115.**

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 the 27th day of November, 2019.

The Harold E. and Glenda G. Humphrey Revocable Living Trust

Gina L. Weekley Successor Trustee

Gina L. Weekley, Successor Trustee

Gina L. Weekley

Gina L. Weekley, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gina L. Weekley** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Successor Trustee** of the **The Harold E. and Glenda G. Humphrey Revocable Living Trust** the within named bargainor, and Trust, and that she as such Successor Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Gina L. Weekley** as such **Successor Trustee**.

Witness my hand and seal this the 27th day of November, 2019.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gina L. Weekley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and seal this the 27th day of November, 2019.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY