THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123778** Karen Johnson Davidson County Batch# 328616 **DEEDWARR** 12/12/2019 10:07:41 AM 2 pgs Fees: $13.00 Taxes: $610.50 20191212-0128103	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me, this 6th day of December, 2019. Notary Public My Commission Expires: 11/8/21 VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John S. Bruck 408 Luna Ct Franklin, TN 37064	John S. Bruck 408 Luna Ct Franklin, TN 37064	Tax Parcel ID No. 131-05-0B-339.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janie K. Claxton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John S. Bruck and Lisa M. Bruck, as trustees of the Bruck Family Revocable Trust, dated January 25, 2019**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 339 on the plan of Four Seasons Condominiums of record in Book 5050, Page 30 and as Exhibit "D" to the Master Deed of record in Book 6841, Page 349, Register's Office for said County, to which plan and said exhibit "D" reference is made for a complete description thereof.

Being the same property conveyed by Quitclaim Deed from Shirley Shockney, widow of Donald W. Shockney, Patrick Wayne Shockney, Donald W. Shockney Jr., Cynthia M. Jeffcott, Trustee with full powers of the Lorenzo Dow Massey Trust and James M. Claxton, Jr. to James M. Claxton, Jr., and wife Janie K. Claxton, as recorded on the 4th day of March, 2011 in Instrument No. 20110304-0017455 and Deed from Trevor S. Patteson to Donald W. Shockney and James Claxton and Bettina McDonald, as recorded on the 29th day of July, 1996 in Deed Book 10134, Page 467, in the Register's Office of Davidson County, Tennessee.

James M. Claxton, Jr., having since died on April 17, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOUR SEASONS CONDOMINIUMS, as recorded in Plat Book 5050, Page(s) 30, in the Register's Office of Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR SEASONS CONDOMINIUM of record in Book 6841, Page 349, as amended by instrument(s) of record in Book 6847, Page 122, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Comcast of Nashville I, LLC, recorded in Instrument No. 20120521-0043888, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 339 Summit Ridge Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2019.

Janie K. Claxton

Janie K. Claxton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janie K. Claxton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2019.

Notary Public

My Commission Expires: _____

