Karen Johnson Davidson County
Batch# 329103 DEEDWARR
12/13/2019 10:47:47 AM 2 pgs
Fees: $13.00 Taxes: $15,817.50
20191213-0128770

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-26696	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,275,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF Dec., 2019 Notary Public MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TACH 629, LLC., a Delaware	Same	MAP
413 Ellendale Ave.		PARCEL 116-11-0-003.00
Nashville, TN 37205		
(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, **Robert J. Bruns and wife, Elizabeth B. Bruns**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TACH 629, LLC., a Delaware Limited Liability Company**

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 the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being the northerly 175 feet front of Lot No. 13 of Block "B" on the Plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 28, 1944, as follows:

Beginning on the southwesterly margin of Ellendale Avenue at a point 175 feet northwest of the northeasterly corner of the property conveyed to Lydia W. Korman by deed from Marjorie B. Ewing and husband, of record in Book 1092, Page 226, Register's Office for Davidson County, Tennessee, said point being 25 feet northwest of the corner of Lots No. 12 and 13; thence southwestwardly and parallel with the line between said two lots 282 feet to the northeasterly line of Lot No. 5; thence with said line North 34 degrees 45 minutes West 175.8 feet to a stake; thence North 61 degrees 30 minutes East 303 feet to the southwesterly margin of Ellendale Avenue; thence with said Avenue, southeastwardly 175 feet to the beginning.

Being the same property conveyed to Robert J. Bruns and Elizabeth B. Bruns, husband and wife by Warranty Deed from Gregory S. Perrone and wife, Carolyn W. Perrone, of record in Instrument No. 20150518-0045534, Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 18, 2015.

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 **413 Ellendale Ave., Nashville, TN 37205.**

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 hand(s) this the 12th day of December, 2019.

Robert J. Bruns

Elizabeth B. Bruns

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 **Robert J. Bruns** 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of December, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Elizabeth B. Bruns** 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 official seal this the 12th day of December, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN