WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20 6509

Karen Johnson Davidson County
Batch# 376267 DEEDWARR
03/23/2020 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,056.35
20200323-0031596

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,500.00

Affiant

Subscribed and sworn to before me this 23rd day of March, 2020.

Notary Public
My commission expires:

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony Bruton and Barbara Bruton 4265 Brackenwood Drive Nashville, TN 37138	Homebridge Financial 194 Wood Ave. S. 9th Floor Iselin, NJ 08830	064-09-0-212

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Aaron H. Williams and Leasa D. Williams, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anthony Bruton and Barbara Bruton, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 52 on the plan of Southfork Subdivision, Section One, as shown by plat of record in Plat Book 6250 Pages 384-385, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Aaron H. Williams and Leasa D. Williams, husband and wife, by deed from Danette K. Winkler and William L. Winkler, wife and husband, of record in Instrument No. 20010713-0074902, Register's Office for Davidson County, Tennessee, and dated June 26, 2001.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Southfork Subdivision of record in Plat Book 6250 Pages 384-385 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 6596, Page 797 in the official records of the Davidson County Register of Deeds.

3. Charter for Southfork Homeowners Association of record in Book 6790 Page 998 Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 6566 Page 208 Register's Office for Davidson County, Tennessee.

This property is improved property known as 4265 Brackenwood Drive, Nashville, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 23rd day of March, 2020.

Aaron H. Williams

Leasa D. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of March, 2020, before me personally appeared Aaron H Williams and Leasa D Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of March, 2020.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/2/23

202003230031596

True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

