THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 382815 **DEEDWARR**
04/08/2020 08:22:12 AM 2 pgs
Fees: $13.00 Taxes: $932.40

20200408-0036801

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **252,000.00**.

KCR

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Kyle Roten	New Owner	MAP & PARCEL
339 Summit Ridge Circle		131-05-0B-339.00-CO
Nashville, TN 37215		
(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, **John S. Bruck and Lisa M. Bruck, as Trustees of The Bruck Family Revocable Trust, dated January 25, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Kyle Roten** , a single man,

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 339, on the Plat of Four Seasons Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and by-laws, of record in Plat Book 5050, page 30 and Master Deed Book 6841, Page 349, and as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominiums as shown as Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to John S. Bruck and Lisa M. Bruck, as trustees of The Bruck Family Revocable Trust, dated January 25, 2019 by Warranty deed from Janie K. Claxton, unmarried of record in Instrument No. 20191212-0128103 Register's Office for Davidson County, Tennessee, dated December 06, 2019 and recorded on December 12, 2019.

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 **339 Summit Ridge Circle, Nashville, TN 37215.**

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 this the 3rd day of April, 2020.

The Bruck Family Revocable Trust, dated January 25, 2019

BY: _____ Trustee
John S. Bruck, Trustee

BY: _____ Trustee
Lisa M. Bruck, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John S. Bruck and Lisa M. Bruck** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the **Trustees** of the **The Bruck Family Revocable Trust, dated January 25, 2019** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **John S. Bruck and Lisa M. Bruck** as such **Trustees**.

Witness my hand and official seal this the 3rd day of April, 2020.

My Commission expires 3/25/2023

_____
Notary Public

ROBIN S. EDWARDS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON