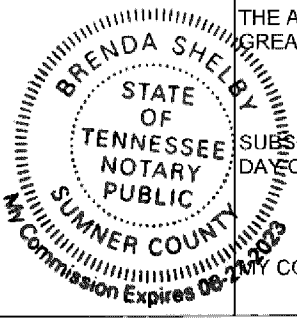
Karen Johnson Davidson County
Batch# 392077 DEEDWARR
04/27/2020 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20200427-0043676

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Vicki Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2020.

Brenda Shelby
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Bruce Brockway and Rebecca Brockway | Same as new owner | 11709007800 |
| (NAME) | (NAME) | |
| 11607 Elm Ridge Rd. | | |
| (ADDRESS) | (ADDRESS) | |
| San Antonio, TX 78230 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we James L. Adrian and Harriet M. Adrian, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Bruce Brockway and Rebecca Brockway, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 33, on the Plan of Woodmont Estate Number 2, of record in Plat Book 1130, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James L. Adrian and Harriet M. Adrian, husband and wife by Warranty Deed from Ginger E. Powell, unmarried, dated 07/30/2014, of record in Instrument 201407300068068, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2872 Sugar Tree Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23 day of April, 2020..

James L. Adrian

Harriet M. Adrian

THIS DOCUMENT WAS EXECUTED IN COMPLIANCE WITH EXECUTIVE ORDER NO. 26 BY TENNESSEE STATE GOVERNOR BILL LEE, DATED APRIL 9, 2020.

State of Tennessee
County of Sumner

Before me via real-time audio and visual communication the undersigned authority, a Notary Public within and for the State and County, appeared James L. Adrian and Harriet M. Adrian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the within named bargainor(s), and that he\she\they executed the foregoing instrument of his\her\their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Hendersonville, Tennessee, on this the 23rd day of April, 2020.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 115**
**Hendersonville, TN 37075**

# True Copy Certification

I, Deborah Rand, 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 Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

