(1)

WARRANTY DEED

MISTY D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Frank Bruce	Wells Fargo Bank N.A.	171-04-0-A-053.00 CO
(NAME)	(NAME)	
5537 Nevil Pointe	2701 Wells Fargo Way, X9901-115	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Minneapolis, MN 55427	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 395873 **DEEDWARR**
05/05/2020 03:39:43 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20200505-0046977

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 B. Waite and Lori Selene Womble, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Frank Bruce, a single person,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 43, Revision One, Section Two, Brownstone Subdivision, of record in Plat Book 9700, pages 942 and 943, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. B. Waite by Warranty Deed from Pulte Homes Tennessee, a Nevada limited Partnership, dated October 27, 2000, of record in Instrument No. 20001101-0108522, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to John B. Waite by Quitclaim Deed from J. B. Waite, dated January 26, 2004, of record in Instrument No. 20040202-0012315, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5537 Nevil Pointe, Brentwood, TN 37027
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Plat Book 9700, pages 942 and 943; Restrictions of record in Book 10658, page 952; Book 11276, page 618 and Instrument No. 20010118-0005696; Articles of Incorporation/ Charter of record in Book 10659, page 15; Deed to Homeowners Association for open space of record in Instrument No. 20010719-0076872; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 17th day of April, 2020.

John B. Waite

Lori Selene Womble

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John B. Waite and Lori Selene Womble, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 17th day of April, 2020.

Notary Public
My Commission Expires: _____

File No.: 31344

