Karen Johnson Davidson County
Batch# 412233 DEEDWARR
06/09/2020 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20200609-0058839

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
William D. Jones, III	New Owner	083-12-0-176.00
(NAME)	(NAME)	
2600 Brittany Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Michael J. Bommarito and Leah Jade Bommarito, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William D. Jones, III and Lauren M. Jones, husband and wife,** 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 tract of land in the 15th Civil District of Davidson County and being a part of the Cooper Land located south of Eastland Acres, Section V, and more particularly described according to a survey by Norman Jenkins, Surveyor, dated October 3, 1961 as follows:

Beginning at an iron pin on the easterly margin of Brittany Drive at a point 90 feet southerly of a concrete monument in the subdivision boundary of Eastland Acres; thence with the margin of Brittany Drive in a southerly direction 90 feet to an iron pin which is ten feet more or less from an existing fence, said point being a common corner to Cooper Land; thence South 67° 50' East 280.00 feet to a point; thence North 28° 15' East 90 feet to a point; thence North 67° 50' West 277.5 feet more or less to the point of beginning.

Being the same property conveyed to Michael J. Bommarito, an unmarried person and Leah Jde Buche, an unmarried person, by Warranty Deed from Christopher S. Hinson and wife, Chasity A. Hinson, dated June 25, 2015, of record in Instrument No. 20150630-0062731, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2600 Brittany Drive, Nashville, TN 37206
(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 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.

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 according to a survey by Norman Jenkins, Surveyor, dated October 3, 1961; Right of way of Brittany Drive; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 28th day of May, 2020.

Michael J. Bommarito

Leah Jade Bommarito

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael J. Bommarito and Leah Jade Bommarito, 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 28th day of May, 2020.

Notary Public
My Commission Expires: _____

File No.: 31478

True Copy Certification

I, **Jennifer Pennell**, 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.

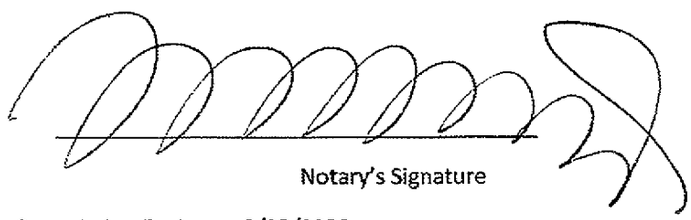


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

