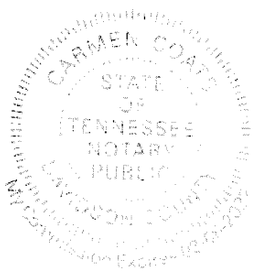
Karen Johnson Davidson County
Batch# 441685 DEEDWARR
07/21/2020 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $7,955.00
20200721-0080116

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,150,000.00. Affiant Subscribed and sworn to before me, this the 15th day of July, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Terrance J. Bruggeman Family Trust dated July 29, 1998 Dianne Dyer Trust dated June 4, 2002	New Owner	132-09-0-087.00
4402 Soper Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **FOCUS BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRANCE J. BRUGGEMAN, TRUSTEE OF TERRANCE J. BRUGGEMAN FAMILY TRUST DATED JULY 29, 1998 AND DIANNE DYER, TRUSTEE OF DIANNE DYER TRUST DATED JUNE 4, 2002**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 the South 141 feet of Lot No. 13 on the Map of the Re-Subdivision of certain Lots in Oak Hill Subdivision No. 1, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 141 feet on the Easterly side of Soper Avenue and runs back between parallel lines, along the Northerly line of Lot No. 39, 142.5 feet (erroneously referred to as Lot 3 in prior conveyance), to the West line of Lot No. 14, together with a 15 foot easement for a water main on the Westerly 15 feet of the Northerly 144 feet of Lot No. 13, as retained in the deed from Georgia L. Coles and husband, J. T. Coles, Jr., to Carl J. Batson and wife, of record in Book 1422, page 522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judy Marie Hamlett and Dianne B. Johnson, as tenants in common by Warranty deed from Whitney Davis, unmarried of record in Book 6567, page 136, Register's Office for Davidson County, Tennessee, dated May 28, 1985 and recorded on May 29, 1985.

Being the same property conveyed to Ronald Wayne Baker and Judy Marie Baker, Co-Trustees of the Baker Joint Revocable Trust, created July 20, 2017 and one-half (1/2) interest by Quitclaim deed from Judy Marie Baker (f/k/a Judy Marie Hamlett) of record in Instrument No. 20170913-0093727 Register's Office for Davidson County, Tennessee, dated September 7, 2017 and recorded on September 13, 2017.

Being the same property conveyed to Dianne B. Johnson, Trustee of the Dianne B. Johnson Revocable Trust, created February 15, 2017 (one-half 1/2 interest) by Quitclaim deed from Dianne B. Johnson of record in Instrument No. 20180409-0032947 Register's Office for Davidson County, Tennessee, dated April 3, 2018 and recorded on April 9, 2018.

Being the same property conveyed to Kenneth W. Haynes and Carol A. Haynes, husband and wife by Warranty deed from Ronald Wayne Baker and Judy Marie Baker, Co-trustees of the Baker Joint Revocable Trust, created July 20, 2017, as to a one-half (1/2) interest and Amy Johnson Manzanares, Successor Trustee of the Dianne B. Johnson Revocable Trust, created February 15, 2017, as to a one-half (1.2 interest) of record in Instrument No. 20180629-0063294 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 29, 2018.

Being the same property conveyed to Focus Builders, LLC, a Tennessee Limited Liability Company by Warranty deed from Kenneth W. Haynes and Carol A. Haynes, husband and wife of record in Instrument No. 20190710-0066953 Register's Office for Davidson County, Tennessee, dated July 09, 2019 and recorded on July 10, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4402 Soper Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of July, 2020.

Focus Builders, LLC, a Tennessee Limited Liability Company

By: _____
Seth Argo, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Seth Argo, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Focus Builders, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 15th day of July, 2020.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

_____
Notary Public
My Commission Expires: 5-3-21

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022