WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/3/23

(AFFIX SEAL)

JAMIE C. POLK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-BMR-20-4202-104

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew J. Mulhare and Vera Marie Mulhare	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
4202 Harding Pike #104	**8024 Calvin Hall Rd**	**103-16-0G-104.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Indian Land, SC 29707**	
(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 consideration, the receipt of which is hereby acknowledged, **PHILLIP TODD BRAUCH, A MARRIED MAN (joined by spouse, EMILY GUYTON BRAUCH)**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents does transfer and convey unto **MATTHEW J. MULHARE AND VERA MARIE MULHARE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), `their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 104, together with allocated parking spaces P-2 and P-23 and appurtenant interset in the common elements of Brookfield Condominimums, a Horizontal Property Regime established by Master Deed, of record in Book 6975, Page 887, in the Register's Office of Davidson County, Tennessee, said unit being depicted on the confominium site a plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Phillip Todd Brauch, a single person by Warranty deed from Ashley M. Welch of record in Instrument No. 20060411-0041678 Register's Office for Davidson County, Tennessee, dated March 29, 2006 and recorded on April 11, 2006.

This conveyance is subject to:

- Taxes for the year 2020.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 175, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brookfield Condominiums of record in Book 6976, Page 887, Register's Office for Davidson County, Tennessee.
- Sewer Easement to the City of Nashville of record in Book 3465, Page 246, in the Register's Office for Davidson County, Tennessee.
- Storm Sewer Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3768, Page 132, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4202 Harding Pike #104, Nashville, Tennessee 37205**.

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), their heirs and 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), 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.

Karen Johnson Davidson County
Batch# 446524 DEEDWARR
07/29/2020 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,056.35
20200729-0083745

Emily Guyton Brauch, spouse of Phillip Todd Brauch, joins in this conveyance to convey any and all interest she may have in the above-described property.

Rebecca D. Pierce executes this document on behalf of Phillip Todd Brauch, pursuant to a Specific Power of Attorney, dated Juy 27, 2020 and of record in Insturment No. ____202007290083743_____, in the Register's Office of Davidson County, Tennessee.

Rebecca D. Pierce executes this document on behalf of Emily Guyton Brauch, pursuant to a Specific Power of Attorney, dated Juy 27, 2020 and of record in Insturment No. _____202007290083744_____, in the Register's Office of Davidson County, Tennessee.

Witness our hand(s) this the 28th DAY OF JULY, 2020.

Phillip Todd Brauch

By: _____, AIF
Rebecca D. Pierce, Attorney in Fact

Emily Guyton Brauch

By: _____, AIF
Rebecca D. Pierce, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA D. PIERCE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PHILLIP TODD BRAUCH and EMILY GUYTON BRAUCH, and who acknowledged she executed the same as the free act and deed of the said PHILLIP TODD BRAUCH and EMILY GUYTON BRAUCH.

Witness my hand and official seal, this the 28th of July, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY