Karen Johnson Davidson County
Batch# 489568 DEEDWARR
10/05/2020 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20201005-0115126



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $362,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2020.

Notary Public

My commission expires: 6/13/2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W.Northfield, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Blain Michael Hill	Keller Mortgage	086-12-0A-042.00-CO
173 Tulip Grove Point	4725 Larchmont Ct. Sk 406	
Hermitage, TN 37076	Dublin, OH 43016	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Martin Bruck and Megan Bruck, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Blain Michael Hill, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Final Plat Section Two, Tulip Grove Pointe, Cluster Lot Subdivision of record in Plat at Instrument No. 20110801-0058953, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martin Bruck, unmarried by Warranty deed from Gary Fry and Shirley Smith Fry of record in Instrument No. 20150611-0055243 Register's Office for Davidson County, Tennessee, dated June 09, 2015 and recorded on June 11, 2015. Megan Bruck, spouse of Martin Bruck, hereby joins in the execution of this

instrument to convey any and all interest she may have, marital otherwise, in said property.

This is improved property known as **173 Tulip Grove Point, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of October, 2020.

Martin Bruck

Megan Bruck

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Martin Bruck and Megan Bruck, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of October, 2020.

GREGORY A. ROMER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 4.17.23

SolomonParks File No. 20-000748-527

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

