WARRANTY DEED

Karen Johnson Davidson County
Batch# 493666 DEEDWARR
10/12/2020 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20201012-0117945

State of Tennessee
County of Coffee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 7/18/21

(AFFIX SEAL)

SASHA KNOWLES STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis Phillips Ken Michaels	New Owner	148-01-0-130.00
(NAME)	(NAME)	
1513 Sweetspire Dr.		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Roseanna Bruce, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dennis Phillips, married and Kenneth Michaels, married, as joint tenants with rights of survivorship** 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:

Being Lot No. 249 on the Plan of Hillbrook, Section IV, as of record in Book 3842, page 7, described as follows: Beginning at a point in the north margin of Wallace Road, at the corner of Lots 248 and 249; thence with the line between said lots, northerly 100 feet to a point; thence easterly 120.20 feet to a point in the west margin of an unnamed 50 foot street; thence with the margin of the same, southerly 75 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the margin of Wallace Road; thence with the margin of same, westerly 95.20 feet to the point of beginning.

Being the same property conveyed to George Phillip Bruce by Quitclaim Deed from George Phillip Bruce and wife, Eleanor F. Bruce, dated June 9, 1989 and of record in Book 7862, page 490 in the Register's Office of Davidson County, Tennessee. The said George Phillip Bruce having since died intestate on March 25, 2007, leaving said property solely vested in his surviving spouse, Roseanna Bruce, and two surviving children, Angela Deal and Christie Buchanan. See affidavit of heirship filed in Instrument No. 20191017-0106256, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Roseanna Bruce, by Quitclaim Deed from Angela Deal and Christie Buchanan, dated _____, and of record in Instrument No. 202010120117944, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 248 Wallace Rd., Nashville, TN 37211
(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.

Witness my/our hands this 9th day of October, 2020.

Roseanna Bruce

Roseanna Bruce

State of Tennessee
County of Coffee

Personally appeared before me Roseanna Bruce, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of October, 2020.

SASHA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Notary Public Sasha Knowles
My Commission Expires: 7/18/21

File No.: 24598

True Copy Certification

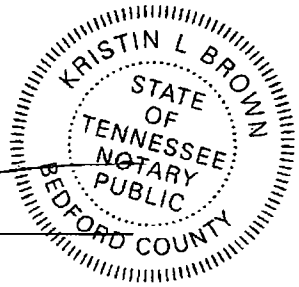
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II 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: 3-5-23