Karen Johnson Davidson County
Batch# 501677 DEEDWARR
10/26/2020 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $8,325.00
20201026-0123945

35828

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35828-09-2020	The actual consideration or value, whichever is greater, for this transfer is: $2,250,000.00. Jacquelyn R. O'Dowd Affiant Subscribed and sworn to before me this 15th day of October, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stuart T. Brunson, Elizabeth S. Brunson 155 Brookfield Avenue Nashville, TN 37205	PINNACLE BANK 150 3rd Ave. S. #1000 Nashville, TN 37201	Map and Parcel No.: 130090014 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Daniel O'Dowd and Jacquelyn O'Dowd, husband and wife, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Stuart T. Brunson and Elizabeth S. Brunson, husband and wife ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 155 Brookfield Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 15th day of October, 2020.

Daniel O'Dowd

Jacquelyn R. O'Dowd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel O'Dowd and Jacquelyn R. O'Dowd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 of Block C on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks A, B, C and D, of record in Plat Book 1130, page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 125 feet on the South side of Brookfield Avenue and runs back between lines, 161.73 feet on the West line and 160.9 feet on the East line, to a dead line in the rear, on which it measures 125 feet.

Being the same property conveyed to Daniel O'Dowd and Jacquelyn O'Dowd, husband and wife, by deed dated May 24, 2018 from James R. Laurinaitis and Shelley Laurinaitis, husband and wife of record in Instrument No. 20180529-0050921, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 1130, page 62, Register's Office for Davidson County, Tennessee.
2. Easement of record in Book 1065, page 6, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 1303, page 693, Book 1300, page 397 and Book 1357, page 41, Register's Office for Davidson, County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

