This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 563624 DEEDWARR
01/28/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $712.25
20210128-0012873

ADDRESS NEW OWNER:
Patrick S. Brutovsky
318 B. Melvin Jones Dr.
Nashville, TN 37217
Send Tax Bill to:

New Owner

MAP - P/O 135 05 0 086.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Calvin S. Rutgerson**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Patrick Steven Brutovsky and Gabrielle Calvert, as joint tenants**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, Being Unit No. 318 B on the Horizontal Regime of Melvin Jones Drive , of record in Instrument No. 20201008-0117263, Register's Office Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Calvin S. Rutgerson, a married man, by deed of record in Instrument No. 20210119-0008107 , Register's Office for Davidson County, Tennessee.

This is improved property known as 318 B Melvin Jones Dr., Nashville, Tennessee 37217.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Instrument No. 20080605-0057802 and 20201008-0117263, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Instrument No. 20080605-0057802 and 20201008-0117263 Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
By-Laws contained in an instrument of record in Instrument No. 20201008-0117263, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Instrument No. 20201008-0117263 Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee

agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS my hand this the 27th day of January, 2021.

1/29/2021

Calvin S. Rutgerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Calvin S. Rutgerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of January, 2021.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $192,500.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of January, 2021.

NOTARY PUBLIC My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15.2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021