Karen Johnson Davidson County
Batch# 583292 DEEDWARR
03/03/2021 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20210303-0027378

Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00

Affiant

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 26th day of February, 2021.

Notary Public
My Commission Expires: 06/13/2022

2020-788

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mathew & Shannon Wisner	Wells Fargo Bank, N.A.	
4013 Nebraska Avenue	PO Box 10335	103-04-0-407.00
Nashville, TN, 37209	Des Moines, IA 50306	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

BRG, LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mathew Wisner and Shannon Wisner, husband and wife, tenants in common with right of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 49 on the plan of West End Annex, as of record in Rook 332, Page 61, in the Register's Office for said County.

Said part of Lot 49 fronts 50 feet on the Southerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to BRG, LLC, a Tennessee limited liability company by Warranty deed from Margaret Toxel Winkler, unmarried and Marshall Winkler, married of record in Instrument No. 20200605-0058109 Register's Office for Davidson County, Tennessee, dated May 27, 2020 and recorded on June 05, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4013 Nebraska Avenue Nashville, TN 37209.**

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 our hands this 26th day of February, 2021.

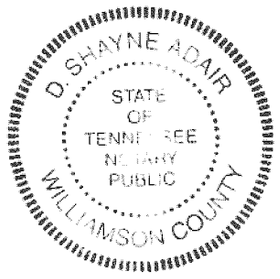
BRG, LLC, a Tennessee limited liability company

By: _____
Billy Jenkins, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Billy Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of BRG, LLC, a Tennessee limited liability company, and that he is authorized by BRG, LLC, to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 2021.



_____
Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY