STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of August, 2021.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G21-13210

Karen Johnson Davidson County
Batch# 706556 DEEDWARR
08/30/2021 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20210830-0116486

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hollie Brogunier and Carl Brogunier (NAME)	New Owner (NAME)	049-00-0-219
509 Green Lane (STREET ADDRESS)	(STREET ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Diana D. Draeger, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hollie Brogunier and Carl Brogunier, wife and husband,** 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:

LANE In Davidson County, Tennessee, being Lot No. 2 on the map of Green's Lane Garden Homes Subdivision, a development by Allan Murphy, described according to a copy of a survey thereof; made by Pete Meyer, Surveyor, as follows:

Beginning at a point In the south margin of Green's Lane, at the common corner of Lots Nos. 1 and 2, said point being 1,698.5 feet west of the center line of Ewing Road, as measured along the south margin of Green's Lane; thence with the line between said lots, south 12 degrees 15' east 522.9 feet to the most southerly corner of Lot No. 1, and continuing with the westerly line of Lot No. 2, south 3 degrees 45' west 286 feet to a point; thence south 77 degrees 40' west 20.6 feet to the corner of Lots Nos. 2 and 3; thence with the line between said lots, north 12 degrees 15' west 799.5 feet to the southerly margin of Green's Lane; thence with the margin of the same, north 77 degrees 40' west 100 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED LANE:

Beginning at the point of intersection of the North boundary of the Temphis Corporation and the East boundary of the L. B. Hall property; thence with said East boundary North 08 degrees 08 minutes 32 seconds West 39.74 feet; thence North 88 degrees 55 minutes 58 seconds East 30.76 feet to a point In the West boundary of the William K. Sandy and wife property; thence with said West boundary South 07

degrees 19 minutes 51 seconds West 37.21 feet to a point In the Temphis Corporation North boundary; thence with said North boundary South 81 degrees 35 minutes 31 seconds East 20.60 feet to the point of beginning and containing 975 square feet and being part of the same property conveyed to Melvin C. Crowell and wife Mary M. Crowell by Douglas Charlton Whitley and wife, Betsy B. Whitley as of record In Book 4678, page 795, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diana D. Draeger, unmarried by Deed dated June 11, 2007, recorded June 13, 2007, in Instrument Number 20070613-0071027, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 509 Green Lane, Whites Creek, TN 37189.

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. Whenever 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 hand(s) this 26th day of August, 2021.

Diana D. Draeger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2021, before me personally appeared Diana D. Draeger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2021.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/26/2021 (date of document)

Affiant Signature

8/27/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY