Karen Johnson Davidson County
Batch# 708182 DEEDWARR
09/01/2021 10:04:30 AM 2 pgs
Fees: $13.00 Taxes: $961.63
20210901-0117710

# WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2021-1485

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Johanna Bruton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2021

Notary Public

MY COMMISSION EXPIRES: 4/24/2023

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rachel E. Laven and Jacob A. Pursell | First Vision Bank of TN | 043-14-0-096.00 |
| (NAME) | (NAME) | |
| 336 Lanier Drive | 1606 South Church St. | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Murfreesboro, TN 37130 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Shawn Bruton and Johanna Bruton, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel E. Laven and Jacob A. Pursell, 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:

**Land in Davidson County, Tennessee, being Lot No. 32, Block "E" on the Plan of Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Shawn Bruton and Johanna Bruton, husband and wife by Warranty deed from Benjamin M. Dubose and Clara Dubose, husband and wife of record in Instrument No. 20160531-0054636 Register's Office for Davidson County, Tennessee, dated May 25, 2016 and recorded on May 31, 2016.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1380, Page 88, in the Register's Office for Davidson County, Tennessee.

This property, known as 336 Lanier Drive, Madison, TN 37115
(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 hand(s) this 25th DAY OF AUGUST, 2021.

Shawn Bruton

Johanna Bruton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shawn Bruton and Johanna Bruton, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of August, 2021.

Notary Public

My commission expires: 4/24/23

(SEAL) Amelia Swanson State of Tennessee Notary Public Williamson County

**True Copy Certification**

I, Yvette Meldrum, 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 August 25, 2021.

Affiant Signature

August 25, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25th day of August 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/24/23

Amelia Swanson State of Tennessee Notary Public Williamson County