WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF September 2021

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

MST 2021-1663

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
Joseph Bruno and Donna Bruno	New Owner	173-09-0A-811.00-CO
(NAME)	(NAME)	
2418 Anson Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Karen Johnson Davidson County
Batch# 719338 DEEDWARR
09/17/2021 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20210917-0125442

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, **Rebekah B. Smeltzer, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Bruno and Donna Bruno, husband and wife,** 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. 699 on the Plan of Final Plat of Section Three of Phase Eight, Lenox Village of record in Plat at Instrument No. 20070807-0093891, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Rebekah B. Smeltzer, unmarried woman by Warranty deed from Benjamin J. Harrington and Sheri A. Stewart, husband and wife of record in Instrument No. 20190806-0077817 Register's Office for Davidson County, Tennessee, dated August 02, 2019 and recorded on August 06, 2019.

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 at Instrument No. 20070807-0093891, Register's Office for Davidson County, Tennessee. Matters shown on Plan of record as Instrument No. 20100405-0024715, in said Register's Office, including a 12.5' by 20' NES easement on the easterly corner of Lot No. 690. Master Deed Restrictions in Instrument No. 20020315-0032825, as supplemented in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382, amended in Instrument 20080326-0030449, said Register's Office. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220 as amended by Instrument of Correction in Instrument No. 20050113-0005133, Instrument No. 200405260062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, as amended in Instrument No. 20050815-0096405 and Instrument No. 20060120-0007914, as amended by two Instruments of Correction in Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423 and Instrument No. 20060321-0032383, Instrument No. 20080326-0030439, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Register's Office for Davidson County, Tennessee. Master

Deed Restrictions of record as Instrument Number 20020315-0032825 in the Register's Office for Davidson County, Tennessee. Charter of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee. Charter of the Lenox Village Neighborhood Assn., Inc. of record in Instrument Number 20010412-0045831, in the Register's Office for Davidson County, Tennessee. Easements for sanitary sewer, storm drainage and water main with appurtenance of record in Instrument Number 20010918-0100850 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20020628-0078164, in the Register's Office for Davidson County, Tennessee. Easement for storm drainage agreement of record in Instrument Number 20020722-087469, in the Register's Office for Davidson County, Tennessee.

This property, known as 2418 Anson Lane, Nashville, TN 37211
(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 9th DAY OF SEPTEMBER, 2021.

Rebekah B Smeltzer by YM my Atty-in-Fact

Rebekah B. Smeltzer by Yvette Meldrum my Attorney-in-Fact

Trevor Pickard joins this conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

Trevor Pickard by YM my Attorney-in-Fact

Trevor Pickard by Yvette Meldrum my Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum Attorney-in-Fact for Rebekah B. Smeltzer and Trevor Pickard, 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 9th day of September, 2021.

Notary Public

My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

(SEAL)

Sworn to and subscribed before me this 9th day of September 2021.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/09/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 09/09/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 **day of** September, **2**021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM