Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 36657-09-2021

Karen Johnson Davidson County
Batch# 746895 **DEEDWARR**
10/29/2021 11:09:56 AM 3 pgs
Fees: $18.00 Taxes: $9,805.00

20211029-0145508

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $2,650,000.00.

John Brunger
Affiant

Subscribed and sworn to before me this 28th day of October, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Randall Dean Balhorn, Patricia Jayne Balhorn 403 W. Brookfield Drive Nashville, TN 37215	NEW OWNER	Map and Parcel No.: 13009015300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Aldrink Brunger and Pamela Brunger, husband and wife**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Randall Dean Balhorn and Patricia Jayne Balhorn, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 403 W. Brookfield Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of October, 2021.

John Aldrink Brunger

John Aldrink Brunger

Pamela Brunger

Pamela Brunger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Aldrink Brunger and Pamela Brunger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 4, of Block 3 on the Plan of The Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for said County, described as follows:

Beginning on the southerly margin of Brookfield Drive at the corner of Lots Nos. 3 and 4; thence, with the southerly margin of said Drive, westwardly 148 feet 5 inches to an iron pin; thence, South 14 degrees 30' West 236 feet, more or less, to an iron pin in the northerly line of the property conveyed to Edith B. Covert by deed from Robert G. Benson, Trustee, of record in Book 1153, Page 310, said Register's Office; thence, with said line, eastwardly 78 feet 5 inches to a stake at the common corner of Lots Nos. 3, 4 and 5; thence, with the line between Lots Nos. 3 and 4, northwardly 199 feet to the beginning.

Being the same property conveyed to John Aldrink Brunger and Pamela Brunger, husband and wife, by deed dated April 12, 2019 from Legacy Homes of TN, LLC, a Tennessee limited liability company, of record in Instrument No. 20190415-0034340, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 547, page 180, Register's Office for Davidson County, Tennessee.
2. Terms and conditions as to water rights contained in the instrument of record in Book 722, page 547, Register's Office for Davidson County, Tennessee.
3. Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities of record in Instrument No. 20190408-0031606, Register's Office for Davidson County, Tennessee.