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. 36947-02-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,250,000.00. Affiant Subscribed and sworn to before me this 15 day of June, 2022. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 08, 2025

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

WARRANTY DEED

Address New Owner: Keith M. Hoogland, Jessica Jacqueline Wood Hoogland 155 Brookfield Avenue Nashville, TN 37205	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 13009001400

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, **Stuart T. Brunson and Elizabeth S. Brunson, husband and wife**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Keith M. Hoogland and Jessica Jacqueline Wood Hoogland, 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 155 Brookfield Avenue, Nashville, TN 37205.

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, has 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 Grantee, its 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.

Karen Johnson Davidson County
Batch# 873557 DEEDWARR
06/17/2022 10:10:51 AM 3 pgs
Fees: $18.00 Taxes: $12,025.00

20220617-0069499

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of June, 2022.

Stuart T. Brunson

Elizabeth S. Brunson

Elizabeth S. Brunson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stuart T. Brunson and Elizabeth S. Brunson, 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 14th day of June, 2022.

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 Lot No. 12 of Block C on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks A, B, C and D, of record in Plat Book 1130, page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 125 feet on the South side of Brookfield Avenue and runs back between lines, 161.73 feet on the West line and 160.9 feet on the East line, to a dead line in the rear, on which it measures 125 feet.

Being the same property conveyed to Stuart T. Brunson and Elizabeth S. Brunson, husband and wife, by deed dated October 15, 2020 from Daniel O'Dowd and Jacquelyn O'Dowd, husband and wife, of record in Instrument No. 20201026-0123945, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 62, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 1065, page 6, Register's Office for Davidson County, Tennessee.
4. Restrictive covenants contained in an instrument of record in Book 1303, page 693, Book 1300, page 397 and Book 1357, page 41, Register's Office for Davidson, County, Tennessee.