WARRANTY DEED

R-EXIT-10-1108

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dominick J. Brignola	Dominick J. Brignola	
1108 Haysboro Avenue (ADDRESS)	(NAME) 1108 Haysboro Avenue (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	61-3-198.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CECIL E. BRAGG JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOMINICK J. BRIGNOLA AND DANIEL J. ROMERO AND DANIELLE N. ROMERO, HUSBAND AND WIFE, AS TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 3 ON THE PLAN OF HAYESBORO ESTATES, NOT OF RECORD, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF HAYESBORO ROAD AT A POINT 130.0 FEET EAST OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO WILLIAM E. BINKLEY AND WIFE BY DEED FROM AREENA R. TIMBERLAKE, ET AL, OF RECORD IN BOOK 1422, PAGE 187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE CORNER OF LOT NOS. 2 AND 3; THENCE WITH SAID ROAD EASTWARDLY 65.0 FEET TO THE CORNER OF LOTS 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 202.2 FEET; THENCE WESTWARDLY 65.0 FEET TO THE CORNER OF SAID LOT NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 202.2 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CHRISTINA TRAMMEL AND HUSBAND, LEWIS TRAMMEL TO CECIL E. BRAGG, JR., UNMARRIED AS RECORDED ON THE 20TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060720-0087639 AND WARRANTY DEED FROM JOHN W. BRYAN TO CHRISTINA TRAMMEL AND HUSBAND, LEWIS TRAMMEL AS RECORDED ON THE 12TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050512-0053809, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES; WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1108 Haysboro Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100023621 DEEDWARR
Recvd: 04/21/10 10:43 2 pgs
Fees:13.00 Taxes:495.80
20100421-0030065

Witness my/our hand(s) this 16th day of April, 2010.

Cecil E. Bragg Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cecil E. Bragg Jr., the within named bargainor, 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, this the 16th day of April, 2010.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903