THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110022793 DEEDWARR
Recvd: 04/18/11 14:43 2 pgs
Fees:13.00 Taxes:1942.50
20110418-0029860

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Ryan Bradshaw 719 Lynnwood Blvd Nashville, Tennessee 37205	Franklin American Mortgage Co. 501 Corporate Center Drive, Ste. 400 Franklin, TN 37067	130-70-40

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL KROLL AND WIFE, VERONICA KROLL**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **MICHAEL RYAN BRADSHAW, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the same southerly part of Lot No. 190 on the Plan of the Resubdivision of part of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, Register's Office for said County, described as follows:

Beginning on the westerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Martin Glazor by deed from Estelle E. Freidman of record in Book 1643, page 283, said Register's Office; thence westwardly 273.7 feet to an iron pin; thence southwardly 154.7 feet to an iron pin in the northerly margin of Harding Place; thence with said Place eastwardly 122 feet to the beginning of a curve in Lynwood Boulevard; thence around said curve and with the westerly margin of Lynwood Boulevard northeastwardly 253.6 feet to the beginning.

Being the same property conveyed to Michael Kroll and wife, Veronica Kroll, by Warranty Deed from Kyle W. Kinloch and wife, Mary L. Henry Kinloch of record in Instrument No. 200401060001756, dated 12/19/2003, Register's Office for Davidson County, Tennessee.

This is improved property known as **719 Lynnwood Blvd, Nashville, Tennessee 37205 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **15th** day of **April, 2011**:

Michael Kroll **Veronica Kroll**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL KROLL AND VERONICA KROLL**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 15th day of April, 2011:

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: Ce.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $525,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2011:



Notary Public

My Commission Expires: 4.3.14