This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $265,000.00.

Affiant

Subscribed and sworn before me this the 1st day of March, 2013.

Notary Public
My commission expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mark Confroy, Jr. 3436 Wynfall Lane Nashville, TN 37211	New Owner	180-4B-99CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MELISSA BALL n/k/a MELISSA GROSSENKEMPER AND HUSBAND JAMES R. GROSSENKEMPER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARK CONFROY, JR. AND CHRISTINA CONFROY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Final Plat of Brookview Forest, Phase III, of record in Instrument No. 20050919-0112306 as revised in Instrument No. 20051025-0128969, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa Ball and husband, James R. Grossenkemper by Special Warranty Deed from Prudential Relocation, Inc., of record in Instrument No. 20090415-0034197; dated April 9, 2009; said Register's Office for Davidson County, Tennessee.

The said Melissa Ball and Melissa Grossenkemper are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3436 Wynfall Lane, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of March, 2013.

James R. Grossenkemper

Melissa Grossenkemper
By JR Grossenkemper as Her Attorney In Fact

Melissa Grossenkemper
By James R Grossenkemper as Her Attorney In Fact

BILL GARRETT, Davidson County
Trans:T20130017998 DEEDWARR
Recvd: 03/05/13 11:30 2 pgs
Fees:13.00 Taxes:980.50
20130305-0021904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James R. Grossenkemper, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2013.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 1st day of March, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared James R. Grossenkemper with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Melissa Grossenkemper, by Specific Power of Attorney dated February 28, 2013, and who acknowledged that he executed the same as the free act and deed of Melissa Grossenkemper.

Witness my hand and official seal this 1st day of March, 2013.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY