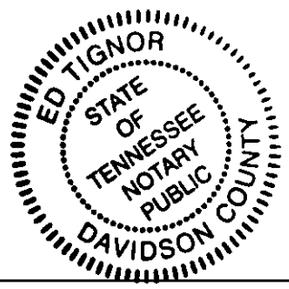
WARRANTY DEED



R-VRES-13-2708

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,500.00

Affiant

Subscribed and sworn to before me this 24th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Broc C. Borntrager	Broc C. Borntrager	
2708 Barclay Dr.	2708 Barclay Dr	
Nashville, TN 37206	Nashville TN 37206	083-15-0-173.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOAN A. RANDALL AND ERIC L. RANDALL, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BROC C. BORNTRAGER AND SHANNON L. BORNTRAGER, 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, BEING LOT NO. 191 ON THE PLAN OF SECTION TWO, FORTLAND PARK, OF RECORD IN PLAT BOOK 2900, PAGE 40, AS CORRECTED BY CERTIFICATE OF CORRECTION OF RECORD IN BOOK 3097, PAGE 607, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 191 FRONTS 80 FEET ON THE NORTHWESTERLY SIDE OF BARCLAY DRIVE AND RUNS BACK BETWEEN LINES 156.7 FEET ON THE SOUTHWESTERLY LINE AND 155 FEET ON THE NORTHEASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 80 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOAN A. RANDALL AND ERIC L. RANDALL, WIFE AND HUSBAND BY DEED FROM DANIEL W. WEEDMAN, SAMUEL L. WEEDMAN AND JOHN M. WEEDMAN, HEIRS AT LAW OF ROY L. WEEDMAN, DECEASED OF RECORD AT INSTRUMENT NO. 20090821-0078840, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 14, 2009 AND RECORDED ON AUGUST 21, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2900, PAGE 40; BOOK 3097, PAGE 607; BOOK 2963, PAGE 612, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2708 Barclay Dr., Nashville, Tennessee 37206
(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:T20130046539 DEEDWARR
Recvd: 06/04/13 14:16 2 pgs
Fees:13.00 Taxes:845.45
20130604-0056495

Witness my/our hand(s) this 24th day of May, 2013.

Joan A. Randall

Eric L. Randall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan A. Randall and Eric L. Randall, 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 24th day of May, 2013.

Notary Public

My Commission Expires: 5 2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Return to:
Main Street Title
3054 Lakeshore Drive
Old Hickory, TN 37138