BILL GARRETT, Davidson County
Trans:T20130083394 DEEDWARR
Recvd: 09/26/13 13:47 2 pgs
Fees:13.00 Taxes:1276.50

20130926-0101252

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 1st day of September, 2013.

Notary Public
My commission expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON CO TN

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

02-1309-48714

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Bruno 1020 Stone Ridge Drive Nashville TN 37211	New Owner	180-02-0-A-032.00-CO

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Heather Schneider, fka Heather B. Garvey, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew Bruno and wife, Brittany D. Bruno, hereinafter called the Grantees, their successors and assigns, a 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. 70, on the Plan of Section 1, The Ridge at Stone Creek, of record in Instrument No. 20031027-0157621, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Heather B. Garvey, unmarried by deed from David A. Brubaker and Jennifer D. Brubaker, husband and wife, dated November 29, 2010, recorded December 3, 2010, of record in Instrument No. 20101203-0096467, Register's Office for Davidson County, Tennessee.

Doug Schneider joins in the execution of this instrument to convey any marital interest he may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1020 Stone Ridge Drive, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 13th day of September, 2013.

Heather Schneider

Doug Schneider

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heather Schneider and Doug Schneider, 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 in Brentwood, TN, this 13th day of September, 2013.

Notary Public
State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122