NEW OWNER:

Robert Bruce
Kathleen L. Bruce
2310 Foster Avenue
Nashville, TN 37210

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0111

Map 119 Group 01-0 Parcel 414.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140020731 DEEDWARR
Recvd: 03/27/14 15:28 2 pgs
Fees:13.00 Taxes:290.16
20140327-0025535

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Eight Thousand Four Hundred Twenty-Two and 00/100 Dollars ($78,422.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID BIRCHETT AND WIFE, PAULA BIRCHETT** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT BRUCE, AND WIFE, KATHLEEN L. BRUCE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Lot Seven (7) in the Re-subdivision of Lots Nos. Seven (7), Eight (8), Nine (9), Ten (10) and parts of Lots Six (6), Eleven (11), Twelve (12), and Thirteen (13), Cumberland Nursery Plan as recorded in Book 332, Page 36, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to David Birchett and wife, Paula Birchett, by Warranty Deed from The Estate of Johnnie Lou Doss, et al, dated November 29, 2011, and of record as Instrument No. 20011219-0140285 and re-recorded as Instrument No. 20020204-0014852 on February 4, 2012, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2310 Foster Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 27 day of **February, 2014**.

DAVID BIRCHETT

PAULA BIRCHETT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DAVID BIRCHETT AND PAULA BIRCHETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 27 day of **February, 2014**.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M. INSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **78,422.00** .

AFFIANT

Sworn to and subscribed to before me 27 day of **February, 2014**.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M. INSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY