THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14020274** BILL GARRETT, Davidson County Trans:T20140020746 DEEDWARR Recvd: 03/27/14 15:36 2 pgs Fees:13.00 Taxes:1499.24 20140327-0025547	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $405,200.00. Affiant Subscribed and sworn to before me, this 26th day of March, 2014. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-14-2017

WARRANTY DEED

Address New Owner: Steven Brunwasser and Katherine G. Brunwasser, and Bernard Brunwasser 105 Postwood Pl Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-15-0A-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth R. Kraft, Trustee of the Robert V. Elliott Revocable Trust established on March 31, 2010** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Brunwasser and wife, Katherine G. Brunwasser** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 5, POSTWOOD, as shown on plat of record in Plat Book 5200, Page 104 and amended in Book 5505, Page 948, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Robert V. Elliott to Kenneth R. Kraft, Trustee of the Robert V. Elliott Revocable Trust established on March 31, 2010 as recorded on the 6th day of March, 2012 in Instrument No. 20120306-0019679; Quitclaim Deed from Linda R. Elliott to Robert V. Elliott as recorded on the 11th day of March, 1994 in Deed Book 9276, Page 599 and Warranty Deed from Sheridan Construction Company, a Tennessee corporation to Robert V. Elliott and wife, Linda R. Elliott as recorded on the 15th day of October, 1982 in Deed Book 5950, Page 921, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POSTWOOD, as recorded in Plat Book 5050, Page(s) 41, revised in Plat Book 5200, Page 104 and amended in Book 5505, Page 948.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5116, Page 225, amended in Book 5635, Page 706, Book 5794, Page 68, Book 5910, Page 321, Book 5910, Page 322, Book 8240, Page 746 and Instrument No. 20000915-0091860.

Charter of Postwood Homeowners Association, Inc. recorded in Book 5116, Page 220.

This is improved property located at 105 Postwood Pl Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of March, 2014.

Kenneth R. Kraft, Trustee of the Robert V. Elliott Revocable Trust established on March 31, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth R. Kraft, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the trustee of the Robert V. Elliott Revocable Trust established on March 31, 2010, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of March, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014