WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GINA MIEHLICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires 04-12-2018

R-KW-14-436

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Broll and Cassandra Broll		
(NAME)	(NAME)	
436 English Ivy Drive	New Owner	**161-11-0D-061.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **ROBERT C. WINGFIELD, JR., UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRIAN BROLL AND CASSANDRA BROLL** 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:

* Marie ** husband and wife,

Land in Davidson County, Tennessee, being Unit L-061, PHASE 7, VILLAGES OF BRENTWOOD, as shown on plat of record in Plat Book 6900, Page 777, 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 to Robert C. Wingfield, Jr., unmarried by Warranty Deed from Cynthia J. Harriman Fonda, married, recorded on the 22nd day of April, 1991 in Deed Book 8335, Page 196, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat Book 6900, Page(s) 588 and Plat Book 6900, Page 777, said Register's Office.
- Deed recorded in Book 7231, Page 789, amended in Book 7472, Page 108; Annexation of Phase 7 recorded in Book 7679, Page 109, said Register's Office.
- Articles of Incorporation in Book 6158, Page 352, amended in Book 7599, Page 914, Book 7925, Page 41, Book 4936, Page 332, Book 8152, Page 927 and Book 8163, Page 593, said Register's Office.
- Easement in Instrument No. 20130419-0039360.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **436 English Ivy Drive, Nashville, Tennessee 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 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:T20140022142 DEEDWARR
Recvd: 04/02/14 12:26 2 pgs
Fees:13.00 Taxes:414.03
20140402-0027341

Witness my/our hand(s) this the 31st DAY OF MARCH, 2014.

Robert C. Wingfield, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT C. WINGFIELD, JR., 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122