THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32041-10-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,280,000.00. Affiant Subscribed and sworn to before me this 20th day of October, 2014. Notary Public My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

WARRANTY DEED

Address New Owner: Uyen L. Tran, Michael Pilla 407 Wilsonia Avenue Nashville, TN 37205	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 103 130 04000

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, **William J. Brannick and wife, Toni Brannick**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Uyen L. Tran and Michael Pilla, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 407 Wilsonia Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140080018 DEEDWARR
Recvd: 10/23/14 12:44 3 pgs
Fees:18.00 Taxes:4736.00
20141023-0097939

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of October, 2014.

William Brannick by Toni Brannick Attorney in fact
William J. Brannick
BY: Toni Brannick, Attorney-In-Fact

Toni Brannick

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Toni Brannick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2014.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Toni Brannick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **William J. Brannick**, and is authorized by the said **William J. Brannick** to execute this instrument on his behalf.

Witness my hand, at office, this 20th day of October, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hillwood Estates, Section Two, of record in Plat Book 1835, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William J. Brannick and wife, Toni Brannick, by deed dated September 30, 2005, from William S. McConnell, IV, and wife, Charity McConnell, of record in Instrument No. 20051004-0119157, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 1835, page 80, Register's Office for Davidson County, Tennessee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6288, page 633, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20061031-0134877, Register's Office for Davidson County, Tennessee.