(3)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,522.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-PP-14-01029

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) |
|---|---|---|
| **Jason Brueck and Robert Brueck** | InterLinc Mortgage Services LLC | |
| (NAME) | (NAME) | |
| **1029 Granada Avenue** | 10613 West Sam Houston Pkwy N. Ste 200 | **083-01-0-167.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | Houston, TX 77064 | |
| (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 **CHARLES M. TALBOTT, JR, AND MICHELLE TALBOTT, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASON BRUECK, A SINGLE MAN, AND ROBERT BRUECK, A MARRIED MAN**, 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:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 16 on the Plan of W. H. Hyronemus Addition of record in Plat Book 161, Page 174, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 16 fronts 50 feet on the north side of Granada, formerly Bailey Avenue, and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Charles M. Talbott, Jr. and Michelle Talbott, husband and wife, as tenants by the entirety with right of survivorship by deed from Dale Grice and Carol L. Grice of record in Instrument No. 20140430-0036033 Register's Office for Davidson County, Tennessee, dated April 28, 2014 and recorded on April 30, 2014. (Value of consideration shown in aforementioned deed $100,000.00.)

Being the same property previously conveyed to Dale Grice and wife, Carol L. Grice by deed from Arnold J. White, Heir and Administrator of the Estate of Edna Dorothy White of record in Instrument No. 20080409-0035758, Register's Office for Davidson County, Tennessee, dated April 7, 2008 and recorded on April 9, 2008. (Value of consideration shown in aforementioned deed $57,000.00.)

This conveyance is subject to:
- Taxes for the year 2015 and thereafter.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1029 Granada Avenue , Nashville, Tennessee 37206**.

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:T20140083602 DEEDWARR
Recvd: 11/05/14 12:52 2 pgs
Fees:13.00 Taxes:1444.93
20141105-0102256

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

Charles M. Talbott Jr. by Stacy Michelle Davis as Attorney in Fact

Charles M. Talbott, Jr, by Stacy Michelle Davis as Attorney in Fact

Michelle Talbott by Stacy Michelle Davis as Attorney in Fact

Michelle Talbott by Stacy Michelle Davis as Attorney in Fact

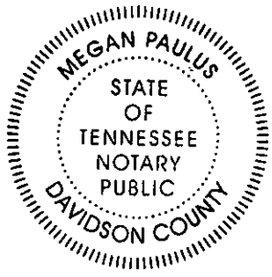
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACY MICHELLE DAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES M. TALBOTT, JR AND MICHELLE TALBOTT, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES M. TALBOTT, JR AND MICHELLE TALBOTT.

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

Megan Paulus

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




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