THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033389**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $437,500.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2015. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150032455 DEEDWARR
Recvd: 04/29/15 12:58 2 pgs
Fees:13.00 Taxes:1618.75
20150429-0038327

WARRANTY DEED

Address New Owner: Dennis Reguli and Christina Reguli 1554 Neelys Bend Rd Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 06200025300

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, **Donald Brundige, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis Reguli and Christina Reguli, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land lying and situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Resubdivision of Robert L. Sylar Property, of record in Instrument Number 20000503-0044732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donald Brundige, married by Warranty Deed from Stephanie Gladhart and husband, Victor Gerald Careaga, recorded on the 22nd day of November, 2010 in Instrument No. 20101122-0093503, in the Register's Office of Davidson County, Tennessee.

Crystal Brundige joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF ROBERT L. SYLAR PROPERTY, as recorded in Instrument No. 20000503-0044732.

Easement for Private Drive, recorded in Book 4209, Page 183.

Easement for Right of Way, recorded in Book 4335, Page 453.

Easement for Roadway, recorded in Book 4325, Page 824.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7066, Page 450.

Private Road Maintenance Agreement recorded in Book 11710, Page 956 and Book 11710, Page 958.

This is improved property located at 1554 Neelys Bend Rd Madison TN 37115

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 28th day of April, 2015.

Donald Brundige by Will Chapman, his Attorney-in-Fact

Crystal Brundige, by Will Chapman, her 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, Will Chapman, 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 Attorney-in-fact for Donald Brundige and Crystal Brundige of 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 28th day of April, 2015.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018