This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15242FA

Davidson County DEEDWARR
Recvd: 04/29/15 13:40 3 pgs
Fees:18.00 Taxes:1258.37
20150429-0038376

Send Tax Bills To:
Wyndham Capital Mortgage, Inc.
6115 Park South Dr., Ste 200
Charlotte, NC 28210

New Owner is:
Patrick O. Karpinski
504 Elmont Terrace
Nashville, TN 37211

MAP: 180-04-0A

PARCEL: 008.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **J. Brantley Connell, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Patrick O. Karpinski and wife, Elise G. Karpinski**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **504 Elmont Terrace, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the plan of Highland Creek, Section 1, of record in Plat Book 9700, Pages 959-960, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to J. Brantley Connell by Quitclaim Deed from Fouse J. Lloyd, dated 12/7/12 and recorded 12/11/12 in Instrument No. 20121211-0114165; and being the same property previously conveyed to J. Brantley Connell and Fouse J. Lloyd, by Quitclaim Deed from J. Brantley Connell, dated 12/13/10 and recorded 12/28/10 in Instrument No. 20101228-0102528; and being the same property previously conveyed to J. Brantley Connell by Quitclaim Deed from K. John Pulizos, dated 2/3/03 and recorded 2/10/03 in Instrument No. 20030210-0017745; and being the same property previously conveyed to J. Brantley Connell and K. John Pulizos, by Warranty Deed from Westminster Homes of Tennessee, Inc., dated 11/7/01 and recorded 11/21/01 in Instrument No. 20011121-0128153, Register's Office for Davidson County, Tennessee.

Seller's Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of April, 2015.

GRANTOR(S):

J. BRANTLEY CONNELL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **J. Brantley Connell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of April, 2015.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$340,100.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of April, 2015.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My commission expires: 11-5-18

I, Dana Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY