| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$500,000.00.**<br>Affiant<br>Subscribed and sworn to before me, this the 29th day of April, 2015.<br>Notary Public<br>My commission expires:<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20150032722 DEEDWARR
Recvd: 04/30/15 09:37 2 pgs
Fees:13.00 Taxes:1850.00
20150430-0038634

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Robert Bronaugh**<br>**Andrea Bronaugh** | **Farmington Mortgage, a division of CapStar Bank** | **Map 104-15-0 Parcel 370-00** |
| **2700 Woodlawn Drive** | **2002 Richard Jones Road, Suite 300A** | |
| **Nashville, TN 37212** | **Nashville, TN 37215** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Peter J. Rossell and Anne K. Tomlinson, now known as Anne T. Rossell, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Robert Bronaugh and Andrea Bronaugh, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 66-2/3 feet front of the south half of Lot No. 22, Belair, of record in Plat Book 332, Page 6, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Peter J. Rossell and Anne K. Tomlinson, joint tentants with right of survivorship, by Deed dated April 27, 2005 from Christopher S. Greeley and wife, Neva N. Greeley, of record in Instrument No. 20050503-0049279, Register's Office for Davidson County, Tennessee. The said Peter J. Rossell and Anne K. Tomlinson having since married.**

**This instrument is being executed on behalf of Anne K. Tomlinson nka Anne T. Rossell, pursuant to a Power of Attorney executed by same on the 24th day of April, 2015, of record in Instrument No. 20150430-0038633 Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Book 332, Page 6, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3984, Page 606, and in Book 3984, Page 611, Register's Office for Davidson County, Tennessee.**

This is improved (__x__) Unimproved (____) property, known as **2700 Woodlawn Drive, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this **29th** day of **April, 2015.**

**Peter J. Rossell**

Anne K Tomlinson nka Anne T Rossell by Peter J. Rossell, Attorney-in-fact

**Anne K. Tomlinson nka Anne T. Rossell by Peter J. Rossell, Attorney-in-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Peter J. Rossell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **April, 2015.**

**Notary Public**

**My Commission Expires:**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this 29th day of April, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Peter J. Rossell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Anne K. Tomlinson nka Anne T. Rossell** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Anne K. Tomlinson nka Anne T. Rossell**, for the purpose therein contained, by signing the name of **Anne K. Tomlinson nka Anne T. Rossell,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **April, 2015.**

**Notary Public**

**My Commission Expires:**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017