27034-8 return to John T. Cook, PC Box 14
2927 Berry Hill Drive
Nashville, TN 37204

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$334,900.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2015.

Notary Public

My commission expires: 5-8-18

(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert G. Breunig and Susan M. Breunig	**Farmington Mortgage, a Division of CapStar Bank**	**160-11-0-073.00**
1101 Nutmeg Court	**2002 Richard Jones Road, Suite 300A**	
Brentwood, TN 37027	**Nashville, TN 37215**	

BILL GARRETT, Davidson County
Trans:T20150033184 DEEDWARR
Recvd: 05/01/15 09:10 2 pgs
Fees:13.00 Taxes:1239.13
20150501-0039161

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

Diane Carol King, unmarried and Angela C. Grett, unmarried,

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

Robert G. Breunig and Susan M. Breunig, 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(s) 38, as shown on the map entitled Phase 9, Hearthstone, of record in Plat Book 6900, page 374, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DIANE CAROL KING and ANGELA C. GRETT, both unmarried with the right of survivorship, by deed from BRAD R. MOSS and wife, MARTHA L. MOSS (FORMERLY KNOWN AS MARTHA L. SMITH), of record in Instrument No. 20091201-0110044, dated November 24, 2009, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **1101 Nutmeg Court, Brentwood, TN 37027**.

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, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 30th day of April, 2015.

Diane Carol King

Angela C. Grett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Diane Carol King and Angela C. Grett**, the bargainors 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 **30th** day of **April, 2015.**

Notary Public

My Commission Expires: 9-20-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY