RETURN TO: BOX 10-A Premier Escrow, LLC 4301 Hillsboro Pike, Ste 300 Nashville, Tennessee 37215 BILL GARRETT, Davidson County Trans:T20150038406 DEEDWARR Recvd: 05/18/15 13:14 2 pgs Fees:13.00 Taxes:10730.00 20150518-0045534	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$2,900,000.00.** Affiant Subscribed and sworn to before me, this the 15th day of May, 2015. Notary Public My commission expires: (AFFIX SEAL) NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV 3, 2015

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 J. Bruns	SAME	**116-11-0-003.00**
413 Ellendale Avenue		
Nashville, TN 37205		

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,

Gregory S. Perrone and wife, Carolyn W. Perrone,

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

Robert J. Bruns and Elizabeth B. Bruns, 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 the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being the northerly 175 feet front of Lot No. 13 of Block "B" on the Plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, September 28, 1944, as follows:

Beginning on the southwesterly margin of Ellendale Avenue at a point 175 feet northwest of the northeasterly corner of the property conveyed to Lydia W. Korman by deed from Marjorie B. Ewing and husband, of record in Book 1092, Page 226, Register's Office for Davidson County, Tennessee, said point being 25 feet northwest of the corner of Lots No. 12 and 13; thence southwestwardly and parallel with the line between said two lots 282 feet to the northeasterly line of Lot No. 5; thence with said line north 34 deg. 45' west 175.8 feet to a stake; thence north 61 deg. 30' east 303 feet to the southwesterly margin of Ellendale Avenue; thence with said Avenue, southeastwardly 175 feet to the beginning.

Being the same property conveyed to GREGORY S. PERRONE AND WIFE, CAROLYN W. PERRONE, by deed from PEGGY SMITH WILDNER AND E. GRAY SMITH, JR., AS CO-EXECUTORS OF THE ESTATE OF MARGUERITE BARKER SMITH, of record in Book 11130, page 780, dated September 25, 1998, 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 property known as **413 Ellendale Avenue, Nashville, TN 37205**.

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 15th day of May, 2015.

Gregory S. Perrone

Carolyn W. Perrone

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Gregory S. Perrone and Carolyn W. Perrone**, the bargainor(s) 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 **15th** day of **May, 2015.**

Notary Public

My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY