NEW OWNER:

MARTIN BRUCK
173 TULIP GROVE POINTE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW PENN FINANCIAL, LLC
4000 CHEMICAL ROAD, SUITE 200
PLYMOUTH MEETING, PA 19462

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0638

Map & Parcel 086120A04200CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150046189 DEEDWARR
Recvd: 06/11/15 09:39 2 pgs
Fees:13.00 Taxes:924.63
20150611-0055243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars ($249,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARY FRY and SHIRLEY SMITH FRY** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MARTIN BRUCK, unmarried**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 2nd Civil District of DAVIDSON County, Tennessee, within the 12th Councilmanic District and being known and designated as all of Lot No. 25, Final Plat Section Two of TULIP GROVE POINTE, as shown on the plat of the same of record in Instrument No. 20110801-0058953, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property.

Being the same property conveyed to GARY FRY and SHIRLEY SMITH, as joint tenants with rights of survivorship by Warranty Deed from Wright Farms, L.L.C., a Tennessee limited liability company, dated April 11, 2012, and of record in Instrument No. 20120418-0032953, Register's Office for DAVIDSON County, Tennessee. Shirley Smith is now known as Shirley Smith Fry.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **173 TULIP GROVE POINTE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20110801-0058953 and Instrument No. 20120515-0041997, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 9th day of June, 2015.

GARY FRY

SHIRLEY SMITH FRY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GARY FRY and SHIRLEY SMITH FRY**, 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 and official seal at office this 9th day of June, 2015.

NOTARY PUBLIC

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-25-2018

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$249,900.00**

AFFIANT

Sworn to and subscribed to before me this 9th day of June, 2015.

NOTARY PUBLIC

My commission expires: 6-18-18