THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ ~~375,000.00~~ 370,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 2015 Notary Public MY COMMISSION EXPIRES: 4-8-17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150047128 DEEDWARR
Recvd: 06/15/15 10:38 2 pgs
Fees:13.00 Taxes:1369.00
20150615-0056360

LINDA FRANKS HALE
NOTARY PUBLIC STATE OF TENNESSEE
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Bragstad	Same	MAP
6530 Cornwall Court		PARCEL 11510004100
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Louise B. Halliday f/k/a Louise B. Kinnard and husband, William Halliday**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Bragstad, an unmarried man**

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. 202 on the plan of Section Two, West Meade Estates, as shown on plat appearing of record in Plat Book 2900, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Parks Kinnard, Jr. and wife, Louise B. Kinnard by Warranty Deed from Village Builders Inc of record in Book 3799, Page 276, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Louise B. Kinnard by Quit Claim Deed from John Parks Kinnard, Jr. of record in Book 6322, Page 620, Register's Office for Davidson County, Tennessee.

William Halliday joins in this conveyance for the purpose of conveying any interest he may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6530 Cornwall Court, 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 we do covenant with 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 _____ hand( ) this the 11th day of June, 2015.

Louise B Halliday fka Louise B Kinnard by Attorney-in-Fact

Louise B. Halliday fka Louise B. Kinnard by Michael Baird Kinnard, Attorney-in-Fact

William Halliday by Attorney-in-Fact

William Halliday by Michael Baird Kinnard, Attorney-in-Fact

STATE OF Delaware
COUNTY OF Sussex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Baird**, 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 on behalf of **Louise B. Halliday f/k/a Louise B. Kinnard,** as her Attorney-in-Fact, as the free act and deed of the within named **Louise B. Halliday f/k/a Louise B. Kinnard.**

Witness my hand and official seal this the 11th day of June, 2015.

My Commission expires _____

ASHLEY B. QUILLEN MY COMMISSION EXPIRES June 10, 2018 NOTARY PUBLIC STATE OF DELAWARE

Ashley B Quillen
Notary Public

STATE OF Delaware
COUNTY OF Sussex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Baird Kinnard** 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 on behalf of **William Halliday**, as his Attorney in Fact, as the free act and deed of the within named **William Halliday.**

Witness my hand and official seal this the 11th day of Junel, 2015.

My Commission expires _____

ASHLEY B. QUILLEN MY COMMISSION EXPIRES June 10, 2018 NOTARY PUBLIC STATE OF DELAWARE

Ashley B Quillen
Notary Public