return to: Attorneys Tutle Company, Inc. 27444-8 Box 14
Prepared by: 39-B
Centennial Title Company, Inc. File #15-1261
30 Burton Hills Blvd., #165
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel T. Bruno and wife, Cynthia R. Bruno**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Christopher Green and Mary Ann Green, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Boone Trace at Biltmore, Section Four of record in Plat Book 9700, page 932 and 933, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel T. Bruno and wife, Cynthia R. Bruno by Warranty Deed from Erin B. Hart Walker and Brandon Walker, wife and husband, in the amount of $222,000.00, of record as Instrument No. 20080602-0056083, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8141 Settlers Way, Nashville TN, 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of July, 2015.

Daniel T. Bruno

Cynthia R. Bruno

BILL GARRETT, Davidson County
Trans:T20150059661 DEEDWARR
Recvd: 07/22/15 09:06 2 pgs
Fees:13.00 Taxes:921.30
20150722-0071650

State of Tennessee)
County of Davidson)

On this 21st day of July, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Daniel T. Bruno and Cynthia R. Bruno, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 249,000.00.

Affiant

Sworn and subscribed before me on this the 21st day of July, 2015.

Notary Public

My Commission Expires: 5-8-18

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

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Richard Christopher Green	Farmington Mortgage	126-15-A-181.00
8141 Settlers Way	2002 Richard Jones Rd, Suite 300A	
Nashville, TN 37221	Nashville, TN 37215	