PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

WARRANTY DEED

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF SEPTEMBER, 2015.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Larissa M. Wille and Chad R. Caprio	NEW OWNER	180 02 0A 032.00
(NAME)	(NAME)	
1020 Stone Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty-Four Thousand And No/100 Dollars ($384,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Andrew Bruno and Brittany D. Bruno, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Larissa M. Wille and Chad R. Caprio, as joint tenants with the right of survivorship**, 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. 70, on the Plan of Section 1, The Ridge at Stone Creek, of record in Instrument No. 20031027-0157621, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Bruno and wife, Brittany D. Bruno by Warranty Deed from Heather Schneider, fka Heather B. Garvey, married, dated September 13, 2013 and recorded September 26, 2013 as Instrument No. 20130926-0101252, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1020 Stone Ridge Drive, Nashville, TN 37211

File Number: FRN-153848

BILL GARRETT, Davidson County
Trans:T20150084496 DEEDWARR
Recvd: 10/05/15 10:58 3 pgs
Fees:18.00 Taxes:1420.80
20151005-0101020

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, has 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 our hands this 30th day of September, 2015.

Andrew Bruno

Brittany D. Bruno

Brittany D. Bruno

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Andrew Bruno and Brittany D. Bruno, husband and wife, the within named bargainor, 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, this the 30th of September, 2015.

_____

Notary Public

(K.H. see agent attached)

My Commission Expires:

(SEAL)

File Number: FRN-153848

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On September 30, 2015 before me, Kathy Hageman Notary Public
(insert name and title of the officer)

personally appeared Andrew Bruno + Brittany D. Bruno,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KATHY HAGEMAN
Commission # 1980782
Notary Public · California
Solano County
My Comm. Expires Jun 27, 2016

Signature _____ (Seal)