WARRANTY DEED

KPG15-0310

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-14-16

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2016

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent M. Bruce	Vincent M. Bruce	
310 S 7th St. (ADDRESS)	310 S 7th St. (NAME) (ADDRESS)	
Nashville, TN 37206-4137 (CITY) (STATE) (ZIP)	Nashville, TN 37206-4137 (CITY) (STATE) (ZIP)	082-16-313.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL CHAD WILLIAMS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VINCENT M. BRUCE , AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 16 and 17 on the Plan of J S Williams Addition to Edgefield, of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northwest intersection of Boscobel Street and South Seventh Street, thence Northerly 79.5 feet to an iron pin; thence Westerly 100.0 feet to an iron pin in the line between Lot Nos. 17 and 18; thence with the line between said lots, Southerly 79.5 feet to the Northerly margin of Boscobel Street; thence with the same, Easterly 100.0 feet to the beginning.

Being the same property conveyed to Daniel Chad Williams, an unmarried person by Special Warranty Deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20101220-0101031, Register's Office for Davidson County, Tennessee, dated November 15, 2010 and recorded on December 20, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 310 S 7th St. , Nashville, Tennessee 37206-4137
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of December, 2015.

Daniel Chad Williams

BILL GARRETT, Davidson County
Trans:T20150105048 DEEDWARR
Recvd: 12/14/15 08:54 2 pgs
Fees:13.00 Taxes:1443.00

20151214-0125097

STATE OF Tennessee
COUNTY OF Davidson

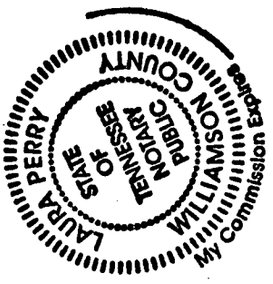
On this the 10th day of December, 2015, before me personally appeared Daniel Chad Williams, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of December, 2015.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959