THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16036841**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $424,900.00. Nancy Enoch Affiant Subscribed and sworn to before me, this 30th day of March, 2016. Notary Public My Commission Expires: 1-6-20

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Brian J Francescon 5717 Red Oak Drive Nashville TN 37205-1501	Send Tax Bills To: owner	Tax Information: Tax Parcel ID No. 103-14-0-102.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bravo Development, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian J Francescon and wife Terri Francescon**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Hillwood Terrace of record in Plat Book 2663, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 126 on the Southeasterly side of Red Oak Drive and runs back 324.7 feet on the Southwesterly line and 464.5 feet on the Northeasterly line to a dead line in the rear measuring 213.32 feet thereon.

Being the same property conveyed to Bravo Development, LLC by Warranty deed from Betty Paschall, unmarried of record in Instrument No. 20151008-0102564 Register's Office for Davidson County, Tennessee, dated October 6, 2015 and recorded on October 08, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page 50, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2749, Page 338 and Book 2750, page 521, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

BILL GARRETT, Davidson County
Trans:T20160027013 DEEDWARR
Recvd: 04/04/16 13:21 2 pgs
Fees:13.00 Taxes:1572.13
20160404-0031787

Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage of record in Book 4001, Page 188, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5717 Red Oak Drive Nashville TN 37205-1501

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2016.

Bravo Development, LLC

BY: _____
Tim Reynolds, Sole Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tim Reynolds, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole Member of Bravo Development, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand, at office, this 30th day of March, 2016.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018