WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/16/16 11:01 3 pgs
Fees:18.00 Taxes:1091.50
20160516-0048468

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joshua Bronleewe and Kathryn Bronleewe	Joshua Bronleewe and Kathryn Bronleewe	091 12 0 005.00
(NAME)	(NAME)	
4600 Illinois Ave.	Same as Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Five Thousand And No/100 Dollars ($295,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ryan M. Wegenast, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Joshua Bronleewe and Kathryn Bronleewe, husband and wife**, 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. 501 and part of Lot No. 503, Block 87, as shown on the No.1 Plan of West Nashville, of record in Plat Book 57, Page 74-75, said Register's Office and further described according to a survey by Campbell Surveying Co., Inc., License No. 665, 2424 21st Ave., South, Suite 201, Nashville, Tn 37212, dated September 21, 1990 as follows: Said Lot No. 501 and Part of Lot No. 503 front together 46 feet on the northerly side of Illinois Avenue and extended back between parallel lines with the westerly margin of 46th Avenue, North 150 feet to an alley.

Being the same property conveyed to Ryan M. Wegenast, a married person by Warranty Deed from Barbara Ambrose, married dated September 21, 2012 and recorded September 27, 2012 as Instrument No. 201209270087925, in said Register's Office for Davidson County, Tennessee. Kathryn Wegenast wife of Ryan M. Wegenast, hereby joins in this conveyance for the purpose of conveying any and all right, title, and interst she may have in and unto the subject property by reason of her marital status or otherwise.

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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 4600 Illinois Ave., Nashville, TN 37209

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 13th day of May, 2016.

R. M. Wegenast
Ryan M. Wegenast

K. Wegenast
Kathryn Wegenast

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ryan M. Wegenast and Kathryn Wegenast, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2016.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-162619SSO

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith