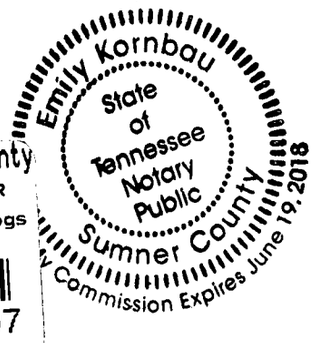
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20160042676 DEEDWARR
Recvd: 05/20/16 14:22 2 pgs
Fees:13.00 Taxes:610.50
20160520-0050897

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6/19/18

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Paolo Bruno and Shirley Bruno		108 08 0 014.00
(NAME) 3116 Lumberjack Rd	(NAME) New owner	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Leslie Scovill, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Paolo Bruno and Shirley Bruno, 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. 173, on the Plan of Larchwood Subdivision, Section Two, of record in Plat Book 5200, pages 58 & 59, and in Plat Book 5200, page 208, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leslie Scovill, unmarried by Warranty Deed from Justin M. Sanchez, unmarried dated July 25, 2008 and recorded August 4, 2008 as Instrument No. 200808040080058, in said 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 3116 Lumberjack Rd, Nashville, TN 37214

File Number: MFR-162583SSO

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 16th day of May, 2016.

Leslie Scovill

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Leslie Scovill, the within named 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 16th of May, 2016.

Notary Public

~~My~~ Commission Expires: 10.9.2019

(SEAL)

JULIA A HIRT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MFR-162583SSO