THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 389,570.00. Tracy Perry Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2016 Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160067383 DEEDWARR
Recvd: 08/04/16 13:21 2 pgs
Fees:13.00 Taxes:1441.41
20160804-0080938

STATE OF TENNESSEE NOTARY PUBLIC
JAMES A. MANCHESTER
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angelo S. Bruno	owner	MAP 91-07
1125 Douglas Bend Road		PARCEL 413.00
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeff Estepp, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angelo S. Bruno and Cynthia M. 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. 1308 of Block 182, on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to The Mangrum Family Revocable Living Trust by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20120213-0012331 Register's Office for Davidson County, Tennessee, dated February 07, 2012 and recorded on February 13, 2012.

Being a portion of the same property conveyed to Jeff Estepp, LLC by Warranty deed from The Mangrum Family Revocable Living Trust, dated September 26, 2007 of record in Instrument No. 20150529-0049492 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on May 29, 2015.

Being the same property conveyed to Jeff Estepp, LLC by Quitclaim deed from Jeff Estepp, LLC of record in Instrument No. 20150917-0094614 Register's Office for Davidson County, Tennessee, dated September 16, 2015 and recorded on September 17, 2015.

Being also known as 5403 B Kentucky Avenue Nashville, Tennessee 37209.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5403 B Kentucky Avenue; 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, 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 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 my hand this the 3rd day of August, 2016.

Jeff Estepp, LLC

BY: _____
Jeff C. Estepp, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Jeff C. Estepp, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker, **Jeff Estepp, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 3rd day of August, 2016.

My Commission expires 1-6-20

_____
Notary Public

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