State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $208,900.00

Affiant

Subscribed and sworn before me this the 30th day of June, 2005.

Notary Public My Commission Expires: 3-25-06

Davidson County DEEDWARR
Recvd: 07/11/05 13:33 2 pgs
Fees:13.00 Taxes:772.93
20050711-0079934

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee

Address of New Owner(s)	Improved Property **known as:**	**Send tax bills to:**
Joseph Petroski 1465 Woodfield Drive Nashville, TN 37211	1465 Woodfield Drive Nashville, TN 37211	New Owner

Map 172 -12 Group A Parcel 117

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRADFORD A. VIEIRA, MARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JOSEPH PETROSKI AND CHRISTINA PETROSKI, HUSBAND AND WIFE

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 356, on the Plan of Bradford Hills, Section Eight, as shown on plat of record in PLAT Book 7900, page 387 and 388, In the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Also see Plat Book 7900, page 6, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Bradford A. Vieira, a single person by Warranty Deed from Phillip L. Johnson of record in Instrument Number 20011105-0120868, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 7900, page 387 & 388, Register's Office for Davidson County, Tennessee. Subject to all matters of record in Book 7900, page 6, Register's Office for said County. Subject To: By-Laws of record in Book 8071, page 531, Register's Office for Davison County.

Subject To: Homeowners Association Charter of record in Book 8071, page 520, Register's Office for Davidson County.

Subject To: Conveyance of open space of record in Book 8154, page 304, and Book 5779, page 672, Register's Office for Davidson County.

Subject To: Deed of Conveyance to Metro Davidson County of record in Book 8377, page 769 & 808, Register's Office for Davidson County.

Subject to restrictive covenants of record in Book 8634, pages 799; Book 8069, page 170, Register's Office for Davidson, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee.

Kristen Vieira joins in the conveyance to convey any and all interest she may have in said Property including But not limited to her marital interest.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **30th day of June 2005.**

Bradford A. Vieira

Kristen Vieira

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Bradford A. Vieira and Kristin Vieira** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **their** executed the within instrument for the purposes contained.

Witness my hand, this **30th** Day of **June, 2005.**

My Commission Expires:

3.25.09

Notary Public

Davidson County Tennessee Notary Public At Large Jennifer R. Pierce