THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25370-04-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $188,500.00. Affiant Subscribed and sworn to before me this 15th day of May, 2006. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Miguel ~~Miguel~~ Angel.Galo Cerna, and Yolanda Castellon Galo 709 Bradford Hills Cove Nashville, TN 37211	**Send Tax Bills To:** Bank of America, N.A. 9000 Southside Blvd. Jacksonville, FL 32256	**Tax Information:** Map No.172.12-0A Parcel No. 035.00-CO

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, **Jacquelyn L. Dever**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Miguel ~~Miguel~~ **Angel Galo Cerna and wife, Yolanda Castellon Galo** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 709 Bradford Hills Cove, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of May, 2006.

Jacquelyn L. Dever

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jacquelyn L. Dever**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/06/06 10:26 2 pgs
Fees:13.00 Taxes:697.45

20060606-0066624

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section One Bradford Hills, as of record in Plat Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jacquelyn L. Dever, unmarried by deed dated November 11, 2004 from Craig B. Dever, unmarried, of record in Instrument No. 20041116-0137665, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Bradford Hills, Section One of record in Book 8069, page 170, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Bradford Hills Homeowner's Association, Inc., of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Bradford Hills Homeowner's Association, Inc. of record in Book 8154, page 304 and Book 9779, page 672, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Bradford Hills Homeowner's Association, Inc. of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7690, page 260, and as Instrument No. 20050627-0073563, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, page 6, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 1113, page 606 and Book 1318, page 441, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 8292, page 753, Register's Office for Davidson County, Tennessee.