PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 48379
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/29/06 14:16 2 pgs
Fees:13.00 Taxes:423.65
20061229-0160951

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bradford Ryan Jones 320 Huntington Ridge Drive Nashville, Tennessee 37211	New Owner

TAX MAP-PARCEL NUMBERS: 161110A16900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$114,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert D. Marlow, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradford Ryan Jones** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Townhouse No. 169 on the Plan of Huntington Ridge Townhouse of record in Book 4675, page 9 Book 9700, page 846 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert D. Marlow a single man by deed from Rosa L. Byrum, unmarried of record in Doc. No. 20030320-0037148 Register's Office for said County.

Natalina N. Marlow, spouse of Robert D. Marlow joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Page 9, amended in Book 977, page 846, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. Stormwater Detention Agreements of record in Book 9732, page 551, Book 9775, page 308, Book 11345, page 59, said Register's Office for said County. The Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, amended in Book 4889, page 905, Book 5394, page 243, By Laws in Book 7423, page 762, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 320 Huntington Ridge Dr., Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of December, 2006.

Robert D. Marlow

Natalina N. Marlow

State of TENNESSEE

County of DAVIDSON

On this 21st day of December, 2006 , before me the undersigned authority, personally appeared Robert D. Marlow and Natalina N. Marlow, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

State of TENNESSEE/ Commission Expires JULY 21, 2007

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $114,500.00

Affiant

Sworn and subscribed before me this the 21st day of December, 2006

Notary Public

My Commission Expires: 3-20-10

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Return To:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067