Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/16/08 12:43 2 pgs
Fees:13.00 Taxes:1102.60

20080516-0050606

~~RECORD AND RETURN TO:~~
~~VICTORY TITLE & ESCROW, LLC~~
~~695 PRESIDENT PL., STE. 203~~
~~SMYRNA, TN 37167~~
~~VT-080500265~~

WARRANTY DEED

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$298,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
13TH day of MAY, 2008

Notary Public

MY COMMISSION EXPIRES: 8-9-09

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW R. AULL **352 ARDSLEY PLACE** **NASHVILLE, TN 37215**	OWNER	**131-05-OC-352.00**

FOR AND IN 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,

ROBERT S. BRADLEY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW R. AULL, A SINGLE PERSON

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 a part of the Hillsborough Condominium tract as shown on a plat of record in Book 6250, page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit No. 352 on the said section plat, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Robert S. Bradley, unmarried, by Quitclaim Deed from Clarence N. Matthews, unmarried, dated 1-2-08 and recorded 4-30-08 in Instrument No. 20080430-0044068, also being the same property conveyed to Clarence N. Matthews by Warranty Deed from Carlene Jones Bowers n/k/a Carlene J. Rees, dated 11-25-03 and recorded 12-09-03 in Instrument No. 20031209-0176555, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **352 ARDSLEY PLACE, NASHVILLE, TN 37215**
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 our hands this 13TH day of MAY, 2008.

ROBERT S. BRADLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT S. BRADLEY, UNMARRIED the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13TH day of MAY, 2008.

Commission Expires:_____

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of_____, 2008.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2008, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2008.

Commission Expires:_____

_____
Notary Public