WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/08 15:31 2 pgs
Fees:13.00 Taxes:1572.50
20080604-0057485

State of Tennessee)
County of Davidson)

08-05-017-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of May, 2008

Notary Public

My Commission Expires: 3-21-09 (AFFIX SEAL)

LAURA B. NINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KEITH PYLE (NAME)	The Bank of Nashville (NAME)	105-14-E
846B Bradford Avenue (ADDRESS)	401 Church St. (ADDRESS)	001.00CO
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EXODUS INDUSTRIES, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEITH PYLE, UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN condominium apartment in Davidson County, Tennessee being Unit B. of the Bradford Avenue Townhomes, a Horizontal Property Regime, established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq., as amended in the Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument No.20080116-0004867, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Deed. Reference is hereby made to the plat of the Bradford Avenue Townhomes as shown on Exhibit "A" to the Master Deed of record Instrument No. 20080116-0004867, said Register's Office.

BEING part of the same property conveyed to EXODUS INDUSTRIES, INC., A TENNESSEE CORPORATION by Deed from TEMEKA N. IRWIN, as the sole child of Gerald Irwin, Deceased (as named devisee under the Last Will and Testament of Barbara A. McFarland, Deceased), dated January 23, 2008, of record in Instrument No. 20080129-0009103, Register's Office for Davidson County, Tennessee; AND further conveyed from The Estate of Barbara A. McFarland of record in Instrument No. 20070109-0003544, said Register's Office.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of BRADFORD AVENUE TOWNHOMES, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 846B Bradford Avenue, Nashville, TN, 37204.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 23rd day of May, 2008

EXODUS INDUSTRIES, INC.
A TENNESSEE CORPORATION

BY: _____
BRANDON HANNAH, SECRETARY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **BRANDON HANNAH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the SECRETARY of **EXODUS INDUSTRIES, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of May, 2008.

My Commission Expires: 01/03/11

_____
Notary Public

