THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28451-02-2009** **Record & Return To:** **First Title & Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $331,000.00. Shellie Braden Affiant Subscribed and sworn to before me this 27th day of March, 2009. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE Notary Public My Commission Expires: July 25, 2009

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

WARRANTY DEED

Address New Owner: Shellie Tillman Braden 4908 Aviemore Drive Nashville, TN 37220	**Send Tax Bills To:** New South Federal Savings Bank 210 Automation Way Birmingham, AL 35210	**Tax Information:** Map and Parcel No.: 161010B031.00

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, **Nicholas B. Calfee and wife, Kristi E. Calfee**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shellie Tillman Braden and David Curtis Braden, wife and husband,** ("Grantee"), its 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 4908 Aviemore Drive, Nashville, TN 37220

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 26th day of March, 2009.

Nicholas B. Calfee By Kristi E. Calfee, his Attorney-in-Fact

Kristi E. Calfee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid **Kristi E. Calfee**, 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 26th day of March, 2009.

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

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kristi E. Calfee** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for the said **Nicholas B. Calfee** and is authorized by the said Nicholas B. Calfee to execute this instrument on his behalf.

Witness my hand, at Office, this 26th day of March, 2009.

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

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20090021385 DEEDWARR
Recvd: 04/01/09 11:07 2 pgs
Fees: 13.00 Taxes: 1224.70

20090401-0029202

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Aberdeen Woods, Phase One, Section Two, a planned unit development, of record in Plat book 9700, page 739, Register's Office for Davidson County, Tennessee.

Being the same property to Nicholas B. Calfee and wife, Kristi E. Calfee by deed dated June 28, 2005 from Craig E. Israel and wife, Tiffany L. Israel, of record in Instrument No. 20050629-0074721, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6458, page 94, Book 6598, page 52, Book 6706, page 1, Book 6764, page 358, Book 7715, page 143, and Book 8430, page 307, 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. Declaration of Covenants, Conditions By-Laws and Restrictions for Aberdeen Woods, of record in Book 10790, page 189, amended in Book 11303, page 555, Book 11714, page 843, Instrument No. 200002030011436, Instrument No. 200302210023491, Instrument No. 200302210023492 and Instrument No. 20030730-0108227, 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).
4. Dedication of common area to Aberdeen Woods Homeowner's Association, Inc. of record in Instrument No. 20010110-0003209, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Aberdeen Woods Homeowners Association of record in Book 10792, page 896, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 739, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6250, page 769, Surveyor's Certificate of Correction of record in Book 6757, page 226, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 10644, page 324, Register's Office for Davidson County, Tennessee.