WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF MARCH, 2009. Notary Public MY COMMISSION EXPIRES: 7/3/10 (AFFIX SEAL)

Record + Return To:
Foundation Title + Escrow
30 Burton Hills Blvd
Ste. 175
Nashville TN 37215

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Darnell and Barbara Darnell	New Owner	093010A25700CO
(NAME) 510 Gay Street, Unit No. 1007	(NAME) 2964 Gatewood Lane	
(ADDRESS) Nashville, TN 37219	(ADDRESS) Clarksville, TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Robert Van Bradley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steve Darnell and Barbara Darnell**, husband and wife, 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:

BEING Unit 1007, CAPITOL TOWERS, as established under Master Deed of record in Book 8607, Page 417, as amended in Book 11072, Page 626, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Robert Van Bradley by Executor's Quitclaim Deed from Chris Jackson, Executor of the Estate of J. Robert Bradley, deceased, recorded September 21, 2007 in Instrument No. 20070921-0113024, in the Register's Office, Davidson County, Tennessee.

The spouse of Robert Van Bradley was not required to waive her marital interest to this property due to it being investment property, and has no homestead rights.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 510 Gay Street, Unit No. 1007, Nashville, TN 37219

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, has 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.

BILL GARRETT, Davidson County
Trans: T20090023192 DEEDWARR
Recvd: 04/07/09 12:48 2 pgs
Fees: 13.00 Taxes: 185.00
20090407-0031806

Witness our hands this 12th day of March, 2009.

Robert Van Bradley by Bradley Scott Troxel
his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of March, 2009, before me personally appeared Bradley Scott Troxel, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Robert Van Bradley, and who acknowledged that he executed the same as the free act and deed of the said Robert Van Bradley, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book *, page _____, said Register's Office.

*20090407-0031805

Witness my hand and official seal, this 12th day of March, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON