This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
K. Bradley Kehler
1719 Warfield Dr.
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20090025208 DEEDWARR
Recvd: 04/16/09 13:07 2 pgs
Fees:13.00 Taxes:2238.50
20090416-0034607

MAP 131-3
GROUP
PARCEL 174

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Clinton Brown and wife, Tammy P. Brown,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **K. Bradley Kehler and wife, Lori Ann Kehler**, 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 Lot No. 30 on the Plan of Neil Hunt Subdivision, of record in Book 974, page 19, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Clinton Brown and wife, Tammy P. Brown by deed from Isabelle Brown Norris, unmarried, of record in Instr. 20070810-0095830, Register's Office for Davidson County, Tennessee; by instrument recorded simultaneously herewith in Instr. 20090416-0034606, said Register's Office, First Tennessee Bank, N.A., successor to Cleveland Bank & Trust, conveys its right, title and interest in subject property to Clinton Brown and wife Tammy P. Brown.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **1719 Warfield Dr., Nashville, Tennessee 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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **10th** day of **April, 2009.**

Clinton Brown

Tammy P. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Clinton Brown and wife, Tammy P. Brown**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of April, 2009.

M. L. Hickernell
NOTARY PUBLIC

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

My Commission Expires: 8/9/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $605,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of April, 2009.

NOTARY PUBLIC

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

My Commission Expires: _____