THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28738-05-2009** **Record & Return To:** **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue, Suite 140** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $267,000.00. Affiant Subscribed and sworn to before me this 5th day of June, 2009. Notary Public My Commission Expires: 07/25/09

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert D. Todd Elizabeth Todd 5672 Kendall Drive Nashville, TN 37209	New Owner	Map and Parcel No.: 103 06 0 001.00

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, **John W. Downey and wife, Sarah Beth Downey,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert D. Todd and wife, Elizabeth Todd** ("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 5672 Kendall Drive, Nashville, TN 37209

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 5th day of June, 2009.

John W. Downey

Sarah Beth Downey

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John W. Downey and Sarah Beth Downey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2009.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

BILL GARRETT, Davidson County
Trans: T20090038750 DEEDWARR
Recvd: 06/10/09 13:03 2 pgs
Fees: 13.00 Taxes: 987.90

20090610-0053982

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Brookside Courts Addition No. 2 as of record in Plat Book 1835, page 47, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John W. Downey, unmarried by deed dated August 13, 2004 from Laura Leigh Haynes and husband, William Anderson Haynes of record in Instrument No. 20040818-0099728, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 1835, page 47, Register's Office for Davidson County, Tennessee.