THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09102134** BILL GARRETT, Davidson County Trans:T20090073011 DEEDWARR Recvd: 10/27/09 15:34 2 pgs Fees:13.00 Taxes:662.30 20091027-0099214	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $179,000.00. Affiant Subscribed and sworn to before me, this 23rd day of October, 2009. Notary Public My Commission Expires: 11/22/10 Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County

WARRANTY DEED

Address New Owner: Ryan J. Boyens 8228 Persia Way Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID: 172-12D-479.00 CO

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, **Melissa F. Bates Bradley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan J. Boyens, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 525, TOWN CENTER HOMES AT LENOX VILLAGE, SECTION III, as shown on plat of record in Instrument No. 20060118-0006550, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Melissa F. Bates, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 23rd day of April, 2007 in Instrument No. 20070423-0048160, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 8228 Persia Way Nashville TN 37211.

The said property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 23rd day of October, 2009.

Melissa F. Bates Bradley by Jane McEachern as attorney in fact.
Melissa F. Bates Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jane McCracken,** 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 Melissa F. Bates Bradley,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of October, 2009.

Notary Public

My Commission Expires: 11/22/10

