THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29321-01-2010** **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: $232,900.00. Rachel Mul Affiant Subscribed and sworn to before me this 12th day of February, 2010. Kate Rosenthal Notary Public My Commission Expires: 11/24/10

Kate Rosenthal Notary Public State of Tennessee County of Sumner

WARRANTY DEED

Address New Owner: Lynn E. Cardno 80 Trotwood Circle Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 172010A10900CO

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, **Joseph P. Pridgen, Jr.**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lynn E. Cardno**, unmarried ("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 80 Trotwood Circle, Brentwood, TN 37027

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 12th day of February, 2010.

Joseph P. Pridgen, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 12th day of February, 2010.

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:T20100009386 DEEDWARR
Recvd: 02/17/10 09:38 2 pgs
Fees:13.00 Taxes:861.73

20100217-0012001

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Copperfield, Revised, as of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph P. Pridgen, Jr., unmarried by Deed dated April 24, 1996 from Michael B. Wiseman and wife, Jennifer L. Wiseman of record in Book 10033, page 714, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Copperfield of record in Book 7071, page 482, amended in Book 7208, page 889, 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. Dedication of common area to Copperfield Home Owners Association, Inc. of record in Book 7150, pge 358, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Copperfield Homeowners' Association, Inc. of record in Book 7200, page 824, amended in Book 7496, page 162 and Book 7500, page 941, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee.
6. Transmission Line Easements of record in Book 2437, page 8 and Book 2438, page 376, Register's Office for Davidson County, Tennessee.
7. Easement for water main, recorded in Book 7593, page 488, said Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewer recorded in Book 7593, page 511, said Register's Office for Davidson County, Tennessee.