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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 09122323**<br><br>BILL GARRETT, Davidson County<br>Trans:T20100010941 DEEDWARR<br>Recvd: 02/24/10 13:29 2 pgs<br>Fees:13.00 Taxes:1202.50<br>20100224-0014046 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $325,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 22nd day of February, 2010.<br><br>Notary Public<br>My Commission Expires: 10-21-12 |

## WARRANTY DEED

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| Address New Owner:<br>Jonathan Conley and Beverly Conley<br>104 Brookfield Avenue<br>Nashville TN 37205 | Send Tax Bills To:<br>Pinnacle National Bank<br>211 Commerce Street, Suite 300<br>Nashville, TN 37201 | Tax Information:<br>Tax Parcel ID No.<br>12908012000 |

**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, **Blaire Simpson McMeans, unmarried and Cynthia Blakley Hickerson, married as joint tenants with the right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Conley and ~~wife~~ ** husband and wife**, Beverly Conley** ("Grantees"), their 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 2, BLOCK E, 2ND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, as shown on plat of record in Plat Book 1130, Pages 71-72, 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 Blaire Simpson McMeans, Unmarried and Cynthia Blakley Hickerson, Married, as joint tenants with right of survivorship by Warranty Deed from Michael G. Shears Company Inc., a Tennessee Corporation, recorded on the 29th day of August, 2005 in Instrument No. 20050829-0103481, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 1130, Page(s) 71-72.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 104 Brookfield Avenue Nashville TN 37205.

The said property has never been the marital residence of Cynthia Blakley Hickerson.

**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 22nd day of February, 2010.

Blaire Simpson McMeans and Cynthia Blakley Hickerson (attorney in fact)

Blaire Simpson McMeans

Cynthia Blakley Hickerson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cynthia Blakley Hickerson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2010.

Kate Rosenthal
Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia Blakley Hickerson,** 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 Blaire Simpson McMeans,** 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 22nd day of February, 2010.

Kate Rosenthal
Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County