WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 3!
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $174,000.00

Pam S Howell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF FEBRUARY, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03373 HORDE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James M. Horde and Jeannie A. Horde	Same	142-07-C 28.00 CO
417 Bradford Green		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HARRIET G. HILL AND BRYAN K. SHARP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES M. HORDE , AND WIFE, JEANNIE A. HORDE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 417 Bradford Green, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 26th day of February, 2010.

Harriet G. Hill

Bryan K. Sharp

BILL GARRETT, Davidson County
Trans:T20100011809 DEEDWARR
Recvd: 03/01/10 10:54 2 pgs
Fees:13.00 Taxes:643.80
20100301-0015266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, HARRIET G. HILL AND BRYAN K. SHARP, the bargainor(s), 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 and official seal at Nashville, Tennessee, this 26th day of February, 2010.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

10-03373 HORDE

EXHIBIT A - LEGAL DESCRIPTION

Being Unit No. 28 of Ashley Green, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; hereinafter referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green of record in Book 7482, page 312, said Register's Office (collectively the "Master Deed:), to which Master Deed reference is here made for a more complete and accurate description of said unit; together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed by Quitclaim Deed from Harriet G. Hill to Harriet G. Hill and Bryan K. Sharp with joint right of survivorship as recorded on the 28th day of September, 2007 in Instrument No. 20070928-0115884 and Deed from Betty A. Lingley, Trustee and U/A/D May 10, 1994 to Harriet G. Hill as recorded on the 1st day of July, 1996 in Book 10104, Page 136, 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.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ASHLEY GREEN, as recorded in Plat Book 6900, Page(s) 24, Plat Book 6900, Page 978 and Plat Book 7184, Page 112, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of by-Laws recorded in Book 7184, Page 71 and Book 7482, Page 312.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ASHLEY GREEN of record in Book 7184, Page 44 , as amended by instrument(s) of record in Book 7467, Page 279 and Book 7482, Page 312; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Easement for Sanitary Sewers, recorded in Book 5374, Page 511.

g. Easement recorded in Book 5407, Page 643 and Book 6483, Page 907.

h. Stormwater Detention Agreement recorded in Book 6880, Page 121.

i. Agreement for Dedication of Public Utilities recorded at Instrument No. 20060724-0088823.