This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, Tennessee 37066

ADDRESS NEW OWNER:
CHRISTOPHER D. GIBSON
313 BURGANDY HILL TRAIL
NASHVILLE, TENNESSEE 37211

SEND TAX BILLS:

SAME

Map 172-12 Group A Parcel 151.0000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **JENA G. NEWGARDEN,** a single person, hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey the following described property unto **CHRISTOPHER D. GIBSON**, a single person, the following described property to wit:

LAND in Davidson County, Tennessee, being Lot 77 on the Plan of Section Nine, Bradford Hills, of record in Book 7900, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Jena G. Newgarden, by Deed dated April 11, 2005 from J.S. Stevens, and wife, Vallie E. Stevens, of record in Instrument Number 20050420-0043874, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Plan of Record in Book 7900, Page 414, Registers Office for Davidson County, Tennessee and the Boundary Plat of record in Book 7900, Page 6, said Register's Office.

IF IS FURTHER subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8074, Page 269, Book 8267, Page 618, Book 8374, Page 591; and in Book 8681, Page 252, said Register's Office.

IT IS FURTHER subject to the By-Laws of record in Book 8071, Page 531, said Register's Office and Charter of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 520, said Register's Office.

THIS conveyance is made subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record and all applicable governmental and zoning regulations.

TAXES for 2010 are prorated and are to be paid by the Grantee.

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, his heirs and assigns forever; and the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, that she has a good

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right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 26th day of February, 2010.

JENA G. NEWGARDEN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **JENA G. NEWGARDEN**, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Subscribed and sworn to before me this 26th day of February, 2010.

NOTARY PUBLIC

My Commission Expires:
2/7/2014

DAVID M. AMONETTE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 202,000.

AFFIANT

Subscribed and sworn to before me this 26th day of February, 2010.

NOTARY PUBLIC

My Commission Expires:
2/7/2014

DAVID M. AMONETTE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

C:\Real Estate\Newgarden\Warranty Deed