Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Bradly S. Waldron
3909 Sussex Drive
Nashville, TN 37207

MORTGAGEE
SunTrust Mortgage, Inc.
401 Commerce Street, Suite 6100
Nashville, TN 37219

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 041-15-0
PARCEL 013.00

BILL GARRETT, Davidson County
Trans:T20100017806 DEEDWARR
Recvd: 03/26/10 13:30 2 pgs
Fees:13.00 Taxes:425.50
20100326-0022762

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jera R. Williams, an unmarried person and Joseph B. Lewis, an unmarried person,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bradly S. Waldron, an unmarried person,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 317 on the plan of Bellshire Estates, Section "A", as of record in Plat Book 2331, Page's 115 & 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jera R. Williams, unmarried and Joseph B. Lewis, unmarried by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington, D.C., dated June 7, 2007, of record in Instrument No. 20070611-0069515, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2294, Page 346; Easement of record in Book 6264, Page 707; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2331, Page's 115 & 116, Register's Office for Davidson County, Tennessee.
This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3909 Sussex Drive Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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 hands this 24th day of March, 2010.

Jera R. Williams

Jera R. Williams

Joseph B. Lewis

Joseph B. Lewis

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jera R. Williams, an unmarried person and Joseph B. Lewis, an unmarried person, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2010.

NOTARY PUBLIC

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DEAN ROBINSON

My Commission Expires: 1-2-11

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 11/22/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County