Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100028074 DEEDWARR
Recvd: 05/11/10 08:04 3 pgs
Fees:18.00 Taxes:658.60
20100511-0035910

ADDRESS NEW OWNER:
Vera Kadatsky
430 Belle Pointe Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
The Bank of Nashville
401 Church St., Suite 200
Nashville, TN 37219-8986

MAP	**142-10**
GROUP	**B**
PARCEL	**29.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Barry J. Gammons, Administrator of the Estate of Michael Walden, deceased,** hereinafter called the GRANTOR, pursuant to the Order of Sale of Real Estate in the Seventh Circuit Court (Probate), 20th Judicial District, Nashville, Davidson County, Tennessee, Case No. 09P177, does hereby bargain and sell, and by these presents, does hereby transfer and convey unto **Vera L. Kadatsky, married,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Belle Pointe, Phase One, Revision of Lots 19-31, a Planned Unit Development, of record in Plat Book 6900, page 770, and as described by Declaration of Covenants, Conditions, and Restrictions of record in Book 6689, page 766, Register's Office, Davidson County, Tennessee, made applicable to Phase I by instrument of record in Book 6774, page 774, Register's Office, Davidson County, Tennessee, together with all easements, rights and appurtenances to said lots granted in the aforesaid Declaration of Covenants, Conditions, and Restrictions, as amended.

Being the same property conveyed to Michael J. Walden and wife, Kathy J. Walden, of record in Book 8720, page 183, Register's Office, Davidson County, Tennessee; with the said Kathy J. Walden predeceased her husband, Michael J. Walden, and Michael J. Walden has since died with the Grantor as Administrator of the Estate of Michael J. Walden being specifically authorized by the aforesaid Court to convey this property to the Grantee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **430 Belle Pointe Drive, Nashville, Tennessee 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, her heirs and assigns, , forever, and, 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 warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand and on this **the 11th** day of **March, 2010.**

Barry J. Gammons, Administrator of the Estate of Michael Walden, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Barry J. Gammons** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Administrator** of **Barry J. Gammons, Administrator of the Estate of Michael Walden**, the within named bargainor, and that he as such being authorized, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal as of the 11th day of March, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $178,000.00.

AFFIANT

Subscribed and sworn to before me as of the 11th day
of March, 2010.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY