STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD D. DAVIS & HELEN N. DAVIS, TRUSTEES	NEW OWNER	**172-12-0A-047.00 CO**
(NAME) **104 BURGANDY HILL COURT**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100031979 DEEDWARR
Recvd: 05/27/10 12:11 2 pgs
Fees:13.00 Taxes:906.50
20100527-0040937

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SARAH J. MCCARTHY, FORMERLY KNOWN AS SARAH J. RUTA, AND HUSBAND, GREGORY R. MCCARTHY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD D. DAVIS, TRUSTEE AND HELEN N. DAVIS, TRUSTEE OF THE RONALD D. DAVIS AND HELEN N. DAVIS REVOCABLE LIVING TRUST DATED SEPTEMBER 30, 1996**, 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:

Land in Davidson County, Tennessee, being Lot No. 58, on the plan of Section One, Bradford Hills Planned Unit Development, as shown on plat of record in Plat Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarah J. Ruta, a single woman, from Alan W. Menesses and Deanna L. Menesses, husband and wife, by deed dated September 9, 2005 of record in Instrument No. 20050916-0111601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 7900, pages 110-112; Declaration of covenants, conditions, and restrictions for Bradford Hills, Section One of record in Book 8069, page 170; By-Laws of record in Book 8071, page 531; Charter of Bradford Hills Homeowners' Association, Inc. of record in Book 8071, page 521; Storm Water Detention Agreement of record in Book 8292, page 753; Common Area conveyed to Bradford Hills Homeowners Association, Inc. of record in Book 8154, page 304; and Deeds of Conveyance to Metro Government of Nashville of record in Book 8377, page 769 and Book 8377, page 808, said Register's Office.

See Limited Power of Attorney for Gregory R. McCarthy being recorded simultaneously herewith of record in Instrument No 20100527-0040936, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 104 BURGANDY HILL COURT, NASHVILLE, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25 day of May, 2010.

SARAH J. MCCARTHY

Gregory R. McCarthy
By: Sarah J. McCarthy
Attorney in Fact for
Gregory R. McCarthy

GREGORY R. MCCARTHY
By: Sarah J. McCarthy, Attorney in Fact for Gregory R. McCarthy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of May, 2010, before me personally appeared Sarah J. McCarthy, Attorney-in-Fact for Gregory R. McCarthy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gregory R. McCarthy, and who acknowledged that she executed the same as the free act and deed of Gregory R. McCarthy.

Witness my hand and official seal at office this 25 day of May, 2010.

My commission expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public

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 **Sarah J. McCarthy**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of May, 2010.

My commission expires: **August 23, 2011**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN