THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10050421**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $605,000.00. Affiant Subscribed and sworn to before me, this Elizabeth Maison Notary Public My Commission Expires: 4/15/12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Davidson County DEEDWARR
Recvd: 06/10/10 10:32 2 pgs
Fees:13.00 Taxes:2238.50
20100610-0045022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edward B. Gore and Denise B. Gore 100 Cheek Road Nashville TN 37205	New Owner 100 Cheek Road Nashville, TN. 37205	Tax Parcel ID No. 129-12-0-111.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Russel Badgett and Lori Stone Badgett, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward B. Gore and Denise B. Gore, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, BLOCK A, 2ND REVISED PLAT OF HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS A, B, C AND D, as shown on plat of record in Plat Book 1130, Page 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Jonathan Russel Badgett and wife, Lori Stone Badgett by Warranty Deed from Patrick L. Garrett and wife, Anne A. Garrett, recorded on the 30th day of January, 2007 in Instrument No. 20070130-0012444, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAT OF HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS A, B, C AND D, as recorded in Plat Book 1130, Page(s) 62, 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).
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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).
Easement recorded in Book 5314, Page 290.

This is improved property located at 100 Cheek Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this .

Jonathan Russel Badgett

Lori Stone Badgett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Russel Badgett and Lori Stone Badgett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2010.

Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

ELIZABETH MAISON NOTARY PUBLIC TENNESSEE CHEATHAM COUNTY

Notary's Signature

My commission expires: 04-15-12