THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29628-07-2010** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $184,000.00 Affiant Subscribed and sworn to before me this 23rd day of July, 2010. Notary Public My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Salvador I. Todaro, Charmaine B. Todaro 1205 Brenner Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 141 120 B 06900 CO

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, **Christopher Keegan and wife, Lee O'Malley Keegan**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Salvador I. Todaro and wife, Charmaine B. Todaro** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1205 Brenner Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 23rd day of July, 2010.

Christopher Keegan by [signature] Attorney-In-Fact
Christopher Keegan
BY: Gerald G. Patterson, Attorney-In-Fact

Lee O'Malley Keegan by [signature] Attorney-In-Fact
Lee O'Malley Keegan
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD G. PATTERSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said CHRISTOPHER KEEGAN AND LEE O'MALLEY KEEGAN and is authorized by the said CHRISTOPHER KEEGAN AND LEE O'MALLEY KEEGAN to execute this instrument on their behalf.

Witness my hand, at office, this 23rd day of July, 2010.

My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

[signature]
Notary Public

BILL GARRETT, Davidson County
Trans:T20100045448 DEEDWARR
Recvd: 07/26/10 11:03 2 pgs
Fees:13.00 Taxes:680.80

20100726-0058275

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Phase 3, Southampton, as of record in Plat Book 5200, pages 689 and 690, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher Keegan and wife, Lee O'Malley Keegan by deed dated May 25, 2007 from Laura Turk, unmarried, of record in Instrument No. 20070529-0063449, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Southampton of record in Book 6120, page 450, amended in Book 6231, page 63, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Southampton Estates Homeowners' Association, of record in Book 6355, page 517, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Southampton Homeowners' Association, Inc. of record in Book 7385, page 769, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Southampton Homeowners Association of record in Book 6323, page 132, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, pages 689 and 690, Register's Office for Davidson County, Tennessee.