BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
(Notary Stamp)
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is
**$950,000.00**

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2010.

Notary Public

My commission expires: May 8, 2012

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

BILL GARRETT, Davidson County
Trans:T20100060303 DEEDWARR
Recvd: 09/24/10 10:55 2 pgs
Fees:13.00 Taxes:3515.00
20100924-0076185

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Frank Brahan**<br>**Connie Brahan** | New owner | **Map 159** |
| **1125 Radnor Glen Drive** | | **Group 03-0** |
| **Nashville, TN 37215** | | **Parcel 040.00** |

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 ACKNOWLEDGE, WE,

**Woodstone Construction, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Frank Brahan and wife, Connie Brahan**

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. 29 on the Final Plat of High Ridge Subdivision, Phase Two, of record as Instrument No. 20010129-0008513, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dobberstein-Fuller, LLC, a Tennessee limited liability company, now Woodstone Construction, LLC, by virtue of Articles of Amendment to Articles of Organization, filed with Secretary of State for Tennessee of record in Book 20061020-0130582, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters appearing on subdivision plat of record in Instrument No. 20010109-0002596; Misc. easement and intrusions Storm Water Detention Agreement of record in Instrument No. 20010109-0002596; Transmission Line Easement of record in Book 2270, page 92; Easements for Ingress & Egress Book 9184, Page 876; Charter for Homeowners Association of record in Instrument No. 19991220-3034886 and 20000107-0002658; Declarations of Covenants and Conditions of record in Book 11741, page 713, amended in Instrument No. 20040624-0075401; Subject to rights of others in and to common areas/elements; subject to lien for special assessment contained in Declarations of Covenants and Restrictions, all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 1125 Radnor Glen Drive, Nashville, TN 37215.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 22nd day of September, 2010.

Woodstone Construction, LLC

By: _____
Mark A. Dobberstein, Chief Manager/Member

By: _____
Christopher B. Fuller, Member

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Mark A. Dobberstein**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Chief Manager/Member of Woodstone Construction, LLC** and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 22 day of September, 2010.

My Commission Expires: 5/26/2013

_____
Notary Public

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Christopher B. Fuller**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Member of Woodstone Construction, LLC** and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 22 day of September, 2010.

My Commission Expires: 5/26/2013

_____
Notary Public

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **100820KS**
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**