THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29902-12-2010** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Laurie D. Bradley Affiant Subscribed and sworn to before me this 21st day of January, 2011. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner: Don R. Bradley, Laurie D. Bradley 320 Harpeth Ridge Drive Nashville, TN 37221	**Send Tax Bills To:** **New Owner**	**Tax Information:** Map and Parcel No.: 143 060 A 00600 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, **Vernell Deck, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Don R. Bradley and wife, Laurie D. Bradley** ("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 320 Harpeth Ridge 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 21st day of January, 2011.

Vernell Deck By: Tim Deck, Attorney-In-Fact
Vernell Deck
BY: Tim Deck, 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, aforesaid, **Tim Deck**, 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 **Vernell Deck** and is authorized by the said **Vernell Deck** to execute this instrument on her behalf.

Witness my hand, at office, this 21st day of January, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans: T20110004595 DEEDWARR
Recvd: 01/24/11 11:42 2 pgs
Fees: 13.00 Taxes: 1572.50
20110124-0006460

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Phase One, Harpeth Trace Estates, of record in Plat Book 5200, page 125, Register's Office for Davidson County, Tennesssee, to which plan reference is made for a more complete description.

Being the same property conveyed to Vernell Deck, a single person, by deed dated October 1, 2009, from Bruce P. Levy and wife, Dalese P. Levy, of record in Instrument No. 20091007-0093268, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2010, PAID. Map and Parcel No. 143 060 A 00600 CO.
2. State and County taxes for the year 2011, prorated and assumed by the Grantees.
3. Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Estates of record in Book 5380, page 357, 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).
4. All matters appearing on the Plan of record as Book 5200, page 125, Register's Office for Davidson County, Tennessee.
5. Overpass Construction Agreement of record in Book 5102, page 956, Register's Office for Davidson County, Tennessee.
6. Easement for right of way to South Central Bell of record in Book 5597, page 186, Register's Office for Davidson County, Tennessee.