WARRANTY DEED

State of Tennessee)
County of Davidson)

G#23073-2

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.**

William D Bradley
Affiant

Subscribed and sworn to before me, this the 24th day of March, 2011.

Notary Public

My commission expires: _____
(AFFIX SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William D. Bradley and Nannette Peeler Bradley	Farmington Financial Group	**131010H00800CO**
316 Windemere Woods Drive	1912 21st Avenue South	
Nashville, TN 37215	Nashville, TN 37212	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Robert W. Petty, an unmarried person

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

William D. Bradley and Nannette Peeler Bradley, husband and wife

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. 8 on the Revised Plat of Windemere, Phase I and II, a Planned Unit Development, as of record in Book 6900, Page 616, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Robert W. Petty, an unmarried person, by Warranty Deed dated June 15, 2001, from Howard M. Sandler and wife, Diane B. Sandler, of record in Instrument No. 20010619-0064711, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6958, Page 576, and as amended in Book 7173, Page 35, and in Book 7495, Page 647, said Register's Office; By-Laws of record in Book 6958, Page 589, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved property, known as: 316 Windemere Woods 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 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.

BILL GARRETT, Davidson County
Trans:T20110017489 DEEDWARR
Recvd: 03/25/11 09:16 2 pgs
Fees:13.00 Taxes:1757.50
20110325-0023036

Witness my hand this **24th** day of **March, 2011.**

Robert W. Petty

Robert W. Petty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert W. Petty,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **March, 2011.**

Katherine Goodson

Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: May 2, 2011