| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 442,500.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2011.<br>Notary Public<br>MY COMMISSION EXPIRES: 9/8/13<br>(AFFIX SEAL) |

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nick R. Bradley | ~~SunTrust Mortgage, Inc.~~ | MAP 103-03 |
| 4705 Idaho Avenue | new owner | PARCEL 170 |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Donnie Thompson and wife, Alicia Thompson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nick R. Bradley and, Christie B. 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 number 606, Block 30, on the Plan of Charlotte Park Company's Fifth Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Donnie Thompson and wife, Alicia Thompson by deed recorded as instrument number 20100112-0002820, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2011 which have been prorated and assumed by Grantee; (2) All restrictions of record, including restrictions on the use of the garage in instrument 20100302-0016012; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 57, page 103; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4705 Idaho Avenue, Nashville, TN 37209.**

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, their heirs and assigns forever; and we do covenant with 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.

Witness our hands this the 13th day of April, 2011.

Donnie Thompson

Alicia Thompson

BILL GARRETT, Davidson County
Trans:T20110022429 DEEDWARR
Recvd: 04/15/11 14:21 2 pgs
Fees:13.00 Taxes:1637.25

20110415-0029374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donnie Thompson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of April, 2011.

My Commission expires: 1-9-12

JAMES A. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alicia Thompson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of April, 2011.

My Commission expires: 1-9-12

JAMES A. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public