(1)

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0067H

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$292,000.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20110022654 DEEDWARR
Recvd: 04/18/11 11:04 2 pgs
Fees:13.00 Taxes:1080.40
20110418-0029684

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of April, 2011

Notary Public
Commission Expires: 9/3/2012

ADDRESS OF NEW OWNER:
James Bart Pickett
4506 Elkins Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
Owner

MAP & PARCEL
091-16-0-060.00

WARRANTY DEED

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

Brandon A. Cardwell, a married man

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Bart Pickett, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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 the easterly 36 feet of the westerly 40 feet of Lot Number 407 of Block 18 in the Charlotte Park Company's First Addition to Nashville, a plan of which is of record in Book 57, Page 103, Register's Office for said County.

Said part of said lot fronts 36 feet on the north side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 150 feet to a 25 foot alley.

Being the same property conveyed to Brandon A. Cardwell, an unmarried person, by Warranty Deed dated January 14, 2005 from Nancy R. Lacy, unmarried, and filed of record in Instrument Number 20050118-0005954, Register's Office for Davidson County, Tennessee.

Then said Brandon A. Cardwell now a married man.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property taxes for the year 2011 and every year thereafter; Subject to any and all matters on plan of record filed in Plat Book 57, Page 103; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4506 Elkins 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 GRANTEE, his heirs and assigns forever; and I do so covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of April, 2011

Brandon A. Cardwell

Meegan S. Cardwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon S. Cardwell and Meegan S. Cardwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2011.

Notary Public
Commission Expires

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014