JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-VRES-11-5317

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon James	Brandon James	
5317 Barton Vale Court (ADDRESS)	5317 Barton Vale Court (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	161-14-C-15.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRADLEY FOLLEY AND ELYSE FOLLEY, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRANDON JAMES, MARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 15, BARTON VALE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 639, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRADLEY FOLLEY AND ELYSE FOLLEY, HUSBAND AND WIFE BY WARRANTY DEED FROM DAVID L. MOREL, A MARRIED MAN, JOINED BY HIS WIFE, NINA J. MOREL, RECORDED ON THE 8TH DAY OF NOVEMBER, 2007 IN INSTRUMENT NO. 20071108-0131949, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 799, PAGE 639; RESTRICTIONS OF RECORD IN BOOK 9247, PAGE 140; CHARTER FOR THE HOA OF RECORD IN BOOK 10028, PAGE 346; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 8175, PAGE 777, BOOK 8389, PAGE 586, BOOK 8412, PAGE 244; EASEMENT FOR SEWER OF RECORD IN BOOK 8412, PAGE 241, BOOK 9157, PAGE 406, BOOK 8614, PAGE 819; EASEMENT FOR WATER MAIN OF RECORD IN BOOK 9190, PAGE 426; EASEMENT OF RECORD IN BOOK 7859, PAGE 383; STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 9082, PAGE 876 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5317 Barton Vale Court, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20110030866 DEEDWARR
Recvd: 05/24/11 13:13 2 pgs
Fees:13.00 Taxes:958.30
20110524-0039722

Witness my/our hand(s) this 18th day of May, 2011.

Bradley Folley by Elyse Folley, as Attorney-in-Fact

Bradley Folley by Elyse Folley, as Attorney-in-Fact

Elyse Folley

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of May, 2011, before me personally appeared Elyse Folley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bradley Folley and who acknowledged she executed the same as the free act and deed of the said Bradley Folley.

Witness my hand and official seal, this the 18th day of May, 2011.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 18th day of May, 2011 .

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903