THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30054-05-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $825,000.00. Affiant Subscribed and sworn to before me this 27th day of May, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: James C. Danly, Jr., Maureen Danly 402 Charlesgate Court Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117090C00600CO

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, **Batey M. Gresham, Jr. and wife, Ann W. Gresham**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James C. Danly, Jr. and wife, Maureen Danly** ("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 402 Charlesgate Court, Nashville, TN 37215

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 27th day of May, 2011.

Batey M. Gresham, Jr.

Ann W. Gresham

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Batey M. Gresham, Jr. and Ann W. Gresham**, 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, at office, this 27th day of May, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110033308 DEEDWARR
Recvd: 06/03/11 13:08 2 pgs
Fees:13.00 Taxes:3052.50
20110603-0042706

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Burlington as of record in Plat Book 5200, pages 403-406, amended in Book 5974, page 777, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Batey M. Gresham, Jr. and wife, Ann W. Gresham by deed dated 8/13/1991 from Lyman I. Owen and wife, Eloise W. Owen of record in Book 8420, page 444, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees. Map and Parcel No.117090C00600CO.
2. Declaration of Covenants, Conditions and Restrictions for Burlington of record in Book 5863, page 796, amended in Book 6046, page 134, 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).
3. Dedication of common area to Burlington Cooperative Corporation of record in Book 6504, page 207, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Burlington Cooperative Association of record in Book 5869, page 168, amended in Book 7570, page 316, Book 7866, page 386, Book 8158, page 846, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burlington Homeowner's Association of record in Book 6018, page 349, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, pages 403 thru 406, amended in Book 5974, page 777, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4007, page 196 and Book 6929, page 646, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers of record in Book 3401, page 545, Register's Office for Davidson County, Tennessee.
9. Easement for right-of-way for sanitary sewer of record in Book 3947, page 20, Register's Office for Davidson County, Tennessee.
10. Easement for water main of record in Book 4049, page 497, Register's Office for Davidson County, Tennessee.