(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 215
Brentwood, TN 37027

CRT File No. 11050500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

Melissa Hooker
Affiant

Subscribed and sworn to before me, this 23rd day of June, 2011.

Ashley S. Heath
Notary Public
My Commission Expires: March 18, 2014

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110039502 DEEDWARR
Recvd: 07/01/11 09:49 2 pgs
Fees:13.00 Taxes:684.50
20110701-0050431

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Kuhns and Carley Peterson 3400 Cobble Street Nashville TN 37211	New Owner	Tax Parcel ID No. 172-12-0-B-172.00CO

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, **Alan Edward Graffam and Heather A. Graffam, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Kuhns and Carley Peterson*as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*both unmarried,

Land in Davidson County, Tennessee, being Lot No. 550 on the Plan of Section Ten, Bradford Hills of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Page 495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alan Edward Graffam and wife, Heather A. Graffam by deed from Kenneth B. Hall, an unmarried man of record as Instrument No. 20030520-0068838, in the Register's Office for Davidson County, Tennessee, dated May 15, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of P.U.D. Boundary for Bradford Hills of record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Section Ten, Bradford Hills of record in Plat Book 7900, Page 495, as corrected by Surveyor's Certificate of Correction (Section Ten) of record in Book 9219, Page 115, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Bradford Hills, Section Ten of record in Book 8069, Page 170, Book 8267, Page 616, Book 8267, Page 618, Book 8372, Page 901, Book 8374, Page 591, Book 8522, Page 853, Book 8634, Page 799, Book 8885, Pages 517 - 519, and Book 9227, Page 69, Register's Office for Davidson County, Tennessee, but omitting

any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

By-Laws of record in Book 8071, Page 531, Registesr's Office for Davidson County, Tennessee.

Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.

Easement for Sewer and Water Mains, of record in Book 8377, Page 769, and Book 8377, Page 808, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space by deeds of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3400 Cobble Street Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 23rd day of June, 2011.

Alan Edward Graffam

Heather A. Graffam

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alan Edward Graffam and Heather A. Graffam, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2011.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY