Return To:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110040439 DEEDWARR
Recvd: 07/06/11 11:52 2 pgs
Fees:13.00 Taxes:906.50
20110706-0051670

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of June, 2011 by and between **Martha Brady Thorn, unmarried**, hereinafter referred to as GRANTOR, and **Bradley S. Troxel and Lori A. Troxel**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 169 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described according to a survey made by Erle Drake, County Surveyor, October 10, 1930, as follows:

Beginning at a point in the northwesterly margin of Overlook Drive, formerly Hillside Drive, at the common corner of Lots 168 and 169; thence with the line between said lots, northwesterly 180 feet to a point in the southeasterly line of Lot 187; thence with the line between Lots 169 and 187, southwesterly 70 feet to the common corner of Lots 169 and 170; thence with the line between said lots, southeasterly 180 feet to the northwesterly margin of Overlook Drive; thence with the margin of the same, northeasterly 70 feet to the beginning.

This conveyance is subject to the following:

All matters appearing on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described according to a survey made by Erle Drake, County Surveyor, October 10, 1930,

Being the same property conveyed to Thurston O. Thorn and wife, Martha Brady Thorn by Quitclaim Deed from Thurston O. Thorn, dated January 18, 1991, recorded January 22, 1991, of record in Book 8278, page 662, Register's Office for Davidson County, Tennessee. Thurston O. Thorn is deceased and property vested in Martha Brady Thorn as surviving tenant by the entireties.

This is [XX]improved [ ]unimproved property known as: 3302 Overlook Drive, Nashville, TN 37212

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Martha Brady Thorn
Martha Brady Thorn

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Martha Brady Thorn, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 21st day of June, 2011.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Bradley S. Troxel and Lori A. Troxel
3302 Overlook Drive
Nashville, TN 37212

Send Tax Statements to:
Primary Residential Mortgage, Inc.
5115 Maryland Way Ste. 139
Brentwood, TN 37027

Map & parcel 104.10-0-128.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $245,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of June, 2011.

Notary Public

My Commission Expires: 7.3.12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

11-1-082