WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $227,000.00.

Affiant

Subscribed and sworn to me on July 22, 2011.

NOTARY PUBLIC

My Commission Expires: May 8, 2012

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

BOX 50-B RETURN TO:

PRISCILLA C. URBANEK NOTARY PUBLIC AT DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20110046522 DEEDWARR
Recvd: 08/01/11 12:12 2 pgs
Fees: 13.00 Taxes: 839.90
20110801-0058733

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
220 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
R. H. Bradshaw Jr. 319 Wiles Court Hermitage, TN 37076	Regions Bank 2001 Park Place N Birmingham, AL 35203	75-15-0A 319.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Arthur Wayne Parker and wife, Carolynn L. Parker, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Robert High Bradshaw, Jr., unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot/Unit No. 319 on the Plan of Phase Four, Stoner's Glen, of record in Instrument No. 20040107-0002851, and Surveyor's Certificate of Correction of record in Instrument No. 20040712-0082694, and Amendment of record in Instrument 20040115-0006286, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Arthur Wayne Parker and wife, Carolynn L. Parker by Warranty Deed from Frank Batson Homes, Inc. dated November 22, 2004, of record in Instrument No. 20041124-0141031, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to all matters set forth on the Plan of record in Instrument No. 20040107-0002851 and Surveyor's Certificate of Correction of record in Instrument No. 20040712-0082694, and Amendment of record in Instrument No. 20040115-0006286, Register's Office for Davidson County, Tennessee; and
3. Easement to L&N Railroad of record in Book 4771, page 495, said Register's Office; and
4. Storm Water Detention Agreement of record in Instrument 20031202-0173057, said Register's Office; and
5. Easements to Metropolitan Government of Nashville and Davidson County in Warranty Deed of record in Book 8140, page 361, said Register's Office; and
6. Easement to First Suburbian Water Utility District of Davidson County of record in Book 6838, page 490, said Register's Office; and
7. Charter for Stoner's Glen, LLC of record in Instrument No. 20000405-0034463, said Register's Office; and
8. Charter for Stoner's Glen Townhouse Corporation of record in Instrument No. 20000526-0052724, said Register's Office; and
9. Temporary Easement of record in Instrument No. 20040115-0006268, said Register's Office; and
10. Declaration of Covenants, Conditions and Restrictions Instrument No. 20000526-0052723, as amended in Instruments No. 20001215-0123565; 20020115-0006136; and 20040115-0006286, said Register's Office; and
11. Subject to Association Assessments; and
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 319 Wiles Court, Hermitage, TN 37076.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

WITNESS our hands on July 22, 2011.

Arthur Wayne Parker

Arthur Wayne Parker

Carolynn L. Parker

Carolynn L. Parker

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 22, 2011, before me personally appeared Arthur Wayne Parker and Carolynn L. Parker, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 22, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY