Warranty Deed

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of September, 2011.

Notary Public

My Commission Expires September 9, 2014

My commission expires: Sept 9, 2014

BILL GARRETT, Davidson County
Trans:T20110054852 DEEDWARR
Recvd: 09/06/11 09:45 2 pgs
Fees:13.00 Taxes:1554.00
20110906-0068661

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Norman Todd	NEW OWNER	Map: 105-14-E
846 B Bradford Ave.		Parcel: 1.00C0
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEITH PYLE, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORMAN TODD, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit B of the Bradford Avenue Townhomes, a Horizontal Propety Regime, established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq., as amended in the Tennessee Code Annotated and as established by Master Deed and By-Laws of record in Instrument 200801160004867, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Deed. Reference is hereby made to the Plat of the Bradford Avenue Townhomes as shown in Exhibit "A' to the Master Deed of record in Instrument 200801160004867, said Register's Office.

Being the same property conveyed to Keith Pyle, unmarried by deed from Exodus Industries, Inc., a Tennessee Corporation of record in Instrument 200806040057485, Register's Office for Davidson County, Tennessee, dated May 23, 2008. And being part of the same property conveyed to Exodus Industries, Inc., a Tennessee corporation by deed from Temeka N. Irwin, as sole child of Gerald Irwin, deceased as named devisee under the Last Will and Testament of Barbara A. McFarland, deceased in Instrument 200801290009103, Register's Office for Davidson County, Tennessee, dated January 23, 2008. And further being part of the same property conveyed to Barbara Ann Irwin, unmarried by deed from Ted C. Mooney and Geroge Gianikas of record in Book 4561, page 958, Register's Office for Davidson County, Tennessee, dated December 14, 1971. The said Barbara Ann Irwin having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 846 B Bradford Ave., Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of September, 2011.

Keith Pyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Keith Pyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of September, 2011.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

Notary Public

Samantha Pyle, spouse of Keith Pyle, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Samantha Pyle, by Keith Pyle, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Keith Pyle, as attorney in fact for Samantha Pyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of September, 2011.

Notary Public

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013