BILL GARRETT, Davidson County
Trans:T20120021162 DEEDWARR
Recvd: 03/23/12 10:01 2 pgs
Fees:13.00 Taxes:891.70
20120323-0024830

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51209
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Candace Bridges Joe B. Bridges 5329 Anchorage Drive Nashville, Tennessee 37220	Clearpoint Funding Inc. 4 Technology Drive, Ste. 200 Westborough, Massachusetts 01581

TAX MAP-PARCEL NUMBERS: 16003007700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$241,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah M. Granite, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Candace Bridges and Joe B. Bridges, wife and husband** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 299 on the Plan of Haileywood Estates Section 8-A of record in Book 2854, page 82, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Granite-Goldstein, unmarried by Warranty Deed from Walter Darin Masters and wife, Jennifer K. Masters, dated June 30, 2005 and recorded on July 7, 2005 of record in Doc. No. 20050707-0078605, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Oct. 31, 2005, recorded on Nov. 8, 2005, of record in Doc. No. 20051108-0135390, subject property was conveyed to Deborah M. Granite, unmarried.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2854 Page 82, said Register's Office, which Plan shows a 75 foot minimum building setback line from Anchorage Drive and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 15 foot utility anchor easement located on the northwesterly rear corner of said lot.

This is improved property, known as: 5329 Anchorage Drive, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of March, 2012.

Deborah M. Granite

State of TENNESSEE
County of DAVIDSON

On this 16th day of March, 2012 , before me the undersigned authority, personally appeared Deborah M. Granite , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $241,000.00

Affiant

Sworn and subscribed before me this the 16th day of March, 2012

My Commission Expires: 1-2013 KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public