WARRANTY DEED

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

State of Tennessee)
County of Davidson)

G#23830-2

The actual consideration or value, whichever is greater, for this transfer is **$456,000.00**.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2012.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sarah Snyder Angus and Robert Angus	SWBC Mortgage Corp	**14511001400**
1131 Stonewall Jackson Court	9311 San Pedro Ste 100	
Nashville, TN 37220	San Antonio, TX 78216	

BILL GARRETT, Davidson County
Trans:T20120025495 DEEDWARR
Recvd: 04/09/12 11:00 2 pgs
Fees:13.00 Taxes:1687.20
20120409-0029847

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Douglas H. Bradley and wife, Wendy W. Bradley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Snyder Angus and husband, Robert Angus

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Granny White Park, as of record in Book 3700, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Douglas H. Bradley and wife, Wendy W. Bradley, as to a 50% undivided interest, as tenants by the entirety, collectively referred to as "D&WB" and Martin H. Warren and wife, Nancy W. Warren, as to a 50% undivided interest, as tenants by the entirety, collectively referred to as "M&NW", the interest of D&WB and M&NW as they relate to each other being held as tenants in common, by Warranty Deed dated September 23, 2005, from Cynthia L. Coutre, Trustee of the Cynthia L. Coutre Revocable Living Trust, dated January 20, 2003, and Louise M. Coutre, Trustee of the Louise M. Coutre Revocable Living Trust, dated January 20, 2003, as of record in Instrument No. 20050926-0115356, Register's Office for Davidson County, Tennessee. The said Martin H. Warren and wife, Nancy W. Warren, having conveyed their 50% undivided interest to Douglas H. Bradley and wife, Wendy W. Bradley, by Quitclaim Deed dated May 21st, 2009, of record in Instrument No. 20090526-0048140, said Register's Office.

THIS conveyance is subject to:

1) Taxes for the current year which have been prorated and assumed by the Grantees herein;

2) All matters shown on the Plan of record in Book 3700, Page 72, Register's Office for Davidson County, Tennessee; and,

3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 7733, Page 13, Register's Office for Davidson County, Tennessee.

This is improved property, known as: **1131 Stonewall Jackson Court, Nashville, TN 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 GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand(s) this **5th** day of **April, 2012.**

Douglas H. Bradley

Wendy W. Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Douglas H. Bradley and wife, Wendy W. Bradley,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **April, 2012.**

Notary Public

My Commission Expires: 10-21-12

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY