BILL GARRETT, Davidson County
Trans:T20120033882 DEEDWARR
Recvd: 05/08/12 13:09 2 pgs
Fees:13.00 Taxes:2257.00
20120508-0039803

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12040604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is geater, for this transfer is: $610,000.00.

Affiant

Subscribed and sworn to before me, this4th day of May, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bradley French and Elizabeth French 3605 Sperry Avenue Nashville TN 37215	New Owner	Tax Parcel ID No. 11705004400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexander Clinton Waddey and wife, Melissa Waddey** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley French and wife, Elizabeth French** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 36, PLAN OF HENRY SPERRY SUBDIVISION, as shown on plat of record in Plat Book 974, Page 21 (erroneously referred to as Plat Book 924, Page 21 in Deeds of Acquisition), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jeffrey Lee McLaren and Carrie Creamer McLaren, husband and wife to Melissa Osesek, a single woman and Alexander Clinton Waddey, a single man as recorded on the 12th day of April, 2006 in Instrument No. 20060412-0042051 and Quitclaim Deed from Alexander Clinton Waddey and Melissa Osesek to Alexander Clinton Waddey and wife, Melissa Waddey as recorded on the 12th day of July, 2006 in Instrument No. 20060712-0083590, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HENRY SPERRY SUBDIVISION, as recorded in Plat Book 974, Page(s) 21.

Agreement as set forth in instrument recorded in Book 1022, Page 178.

This is improved property located at 3605 Sperry Avenue Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2012.

Alexander Clinton Waddey

Melissa Waddey by Alexander Waddey, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexander Clinton Waddey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2012.

Notary Public

My Commission Expires: _____

KATE ROSTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alexander Waddey,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Melissa Waddey,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 4th day of May, 2012.

Notary Public

My Commission Expires: _____

KATE ROSTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014