03 Realty Title

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30522-04-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $227,000.00. Rachelle Caudill Affiant Subscribed and sworn to before me this 10th day of May, 2012. Diane K. Mann Notary Public My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

WARRANTY DEED

Address New Owner: Charles A. Gordon, Jr. 8217 Londonberry Road Nashville, TN 37221	**Send Tax Bills To:** MAGNA BANK 6525 QUAIL HOLLOW RD., #300 MEMPHIS, TN 38120	**Tax Information:** Map and Parcel No.: 141 150 D 21000 CO

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, **Lloyd G. Bly and wife, Kathleen M. Bly**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles A. Gordon, Jr. and wife, Shawn Denise Gordon** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8217 Londonberry Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20120035378 DEEDWARR
Recvd: 05/14/12 14:05 3 pgs
Fees:18.00 Taxes:839.90
20120514-0041523

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of May, 2012.

Lloyd G. Bly

Kathleen M. Bly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lloyd G. Bly and Kathleen M. Bly**, 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, at office, this 10th day of May, 2012.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Phase III-B, Sheffield on the Harpeth, of record in Plat Book 7900, page 443, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lloyd G. Bly and wife, Kathleen M. Bly, by deed dated August 11, 2000, from Randall J. Boba, unmarried, of record in Instrument No. 20001114-0113070, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Sheffield on the Harpeth of record in Book 7145, page 954, amended in Book 8505, page 598, Book 8747, page 97, and Book 9313, page 806, Register's Office for Davidson County, Tennessee.
3. By-Laws of Sheffield on the Harpeth Homeowners Association, of record in Book 7145, page 964, amended in Book 8146, page 463, and Book 8276, page 238, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Sheffield on the Harpeth Homeowners Association of record in Book 6939, page 983, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 443, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers of record in Book 8569, page 481, Register's Office for Davidson County, Tennessee.
7. Easement for water line of record in Book 5738, page 829, Register's Office for Davidson County, Tennessee.
8. Easement for transmission line of record in Book 4136, page 525, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 4279, page 731, Register's Office for Davidson County, Tennessee.