RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: KY121061

BILL GARRETT, Davidson County
Trans:T20120036371 DEEDWARR
Recvd: 05/17/12 11:38 2 pgs
Fees:13.00 Taxes:740.00
20120517-0042807

WARRANTY DEED

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2012.

NOTARY PUBLIC

My commission expires: 7-7-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Bedwell and Sarah-Jane Bedwell 1208 Davidson Road Nashville, TN 37205	Same address as new owner	102140099.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($200,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BERTHA SMITH BRADLEY REVOCABLE TRUST, BERTHA SMITH BRADLEY, TRUSTEE**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JOE BEDWELL AND SARAH-JANE BEDWELL, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Crest Meade, Section "A," as of record in Book 2330, page 154, Register's Office for said County.

Said Lot No. 127 fronts 115 feet on the northerly side of Davidson Road and runs back 215.6 feet on the easterly line and 220.4 feet on the westerly line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Bertha Smith Bradley Revocable Trust, Bertha Smith Bradley, Trustee, by Quitclaim Deed from Bertha S. Bradley, dated 9/7/2003, recorded 9/2/2003, of record in Instrument No. 20030902-0126605, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 2330, page 154; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1208 Davidson Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and/or assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 14th day of May, 2012.

BERTHA SMITH BRADLEY REVOCABLE TRUST

BY: Bertha S. Bradley
BERTHA SMITH BRADLEY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 14th day of May, 2012, before me, appeared Bertha Smith Bradley, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Trustee of the Bertha Smith Bradley Revocable Trust, and that said instrument was signed in behalf of said Trust, and said Bertha Smith Bradley acknowledged said instrument to be the free act and deed of said Trust.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 7-7-2014

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014