(2)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,450.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-21-2016

R-VRES-12-0907

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher O. Farrell	Same (NAME)	
907 Sutton Hill Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	118-10-036.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MICHAEL C. BRIGHT AND WIFE, PATRICIA A. LABOSKY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER O. FARRELL AND KATHRYN E. BEASLEY,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *Husband and wife

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 56 ON THE PLAN OF SUTTON HILL SECTION OF MARENGO PARK OF RECORD IN PLAT BOOK 974, PAGE 67, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 56 FRONTS 75 FEET ON THE SOUTHERLY MARGIN OF SUTTON HILL ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL C. BRIGHT AND WIFE, PATRICIA A. LABOSKY BY DEED FROM DONALD G. FINDLAY JR. AND SPOUSE, MARY ANN FINDLAY AND KARIN FINDLAY, UNMARRIED OF RECORD AT INSTRUMENT NO. 20060801-0093093, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 27, 2006. SEE ALSO SCRIVENER'S AFFIDAVIT FILED IN INSTRUMENT NUMBER 20080708-0070169, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 974, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 907 Sutton Hill Road, Nashville, Tennessee 37204
(House Number) (Street) (P.O Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120044898 DEEDWARR
Recvd: 06/18/12 14:51 2 pgs
Fees:13.00 Taxes:1418.77
20120618-0053321

Witness my/our hand(s) this 14th day of June, 2012.

Michael C. Bright by Laura Mitchell, atty-in-fact
Michael C. Bright

Patricia A. Labosky by Laura Mitchell, atty-in-fact
Patricia A. Labosky

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of June, 2012, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael C. Bright and Patricia A. Labosky and who acknowledged he/she/they executed the same as the free act and deed of the said Michael C Bright and Patricia A. Labosky.

Witness my hand and official seal, this the 14th day of June, 2012.

Megan Paulus
Notary Public

My Commission Expires: 1-9-14

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903