THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12030422** BILL GARRETT, Davidson County Trans:T20120072514 DEEDWARR Recvd: 09/26/12 10:00 2 pgs Fees:13.00 Taxes:1979.50 20120926-0087460	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $535,000.00. Joanne Bradshaw Affiant Subscribed and sworn to before me, this21st day of September, 2012. Kim Perry Notary Public My Commission Expires: 8-20-2015 KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Joel F. Bradley, Jr. 2805 Acklen Avenue Nashville TN 37212	Send Tax Bills To: ~~New Owner~~ Summer Bank & Trust 967 A Grassland Place Gallatin, TN 37066	Tax Information: Tax Parcel ID No. 10411005400

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, **James M. Hundley and wife, Lindsey M. Hundley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joel F. Bradley, Jr.**, ("Grantees"), his 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 3, BLOCK 4, FAIRFAX, as shown on plat of record in Plat Book 547, Page 138, 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 to James M. Hundley and wife, Lindsey M. Hundley by Warranty Deed from Douglas M. Ghertner, married, recorded on the 8th day of May, 2008 in Instrument No. 20080508-0047491, 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 FAIRFAX, as recorded in Plat Book 547, Page(s) 138.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2805 Acklen Avenue Nashville TN 37212.

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.

The signature of Lindsey M. Hundley is signed by her duly appointed Attorney-in-fact James M. Hundley, pursuant to the Power of Attorney recorded in Record Book *_____, page _____, Register's Office for Davidson County, Tennessee.

*Instrument # 20120926-0087459

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of September, 2012.

James M. Hundley

Lindsey M. Hundley by James M. Hundley, her attorney-in-fact

by 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, James M. Hundley, 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 21st day of September, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
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, James M. Hundley, 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 Lindsey M. Hundley, 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 21st day of September, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014