This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
**200 Nashboro Blvd., P. O. BOX 17116**
**Nashville, Tennessee 37217**

Recording Information:

BILL GARRETT, Davidson County
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20121203-0110824

ADDRESS NEW OWNER and
SEND TAX BILL TO:
Greg L. Bartley and Mari Mitchell
3878-A Priest Lake Drive
Nashville, TN 37217

PARCEL ID
136030C06200 CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Juliet A. Bryant, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Gregory L. Bartley and Mari Mitchell**, husband and wife, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 23, on the Plan of Heritage Village of Priest Lake Park condominiums, as shown on plat of record in Book 4860, page 98, in the Register's Office of Davidson County, Tennessee, and by Master Deed of record in Book 5097, page 855, as amended in Book 5292, page 749, and in Book 9256, page 848, and in Book 9654, page 906, said Register's Office, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Juliet A. Bryant, unmarried by deed dated June 18th 1995, from Deborah B. Stone (now Deborah B. Intrieri), unmarried and Roger Wayne Stone, unmarried of record in Book 9729, page 621, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 4860, page 98, and by Master Deed 5097, page 855, as amended in Book 5292, page 749 and in Book 9256, page 848, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat Book 4860, page 98, and by Master Deed 5097, page 855, as amended in Book 5292, page 749 and in Book 9256, page 848, said Register's Office, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 3878-A Priest Lake Drive, Nashville, Tennessee 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, includingany improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property,

insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", their heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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.

WITNESS my hand this the 28th day of November, 2012.

Juliet A. Bryant

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Juliet A. Bryant, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand at office this the 28th day of November, 2012.

NOTARY PUBLIC
My Commission Expires:

TONI M. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires June 1, 2016

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of November, 2012.

NOTARY PUBLIC
My Commission Expires:

TONI M. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires June 1, 2016