WARRANTY DEED

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2012

Notary Public:

MY COMMISSION EXPIRES: 9-21-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kimberly H. Lawson	NEW OWNER	Parcel ID:
3364 Bell Road		108120B19400CO
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Henry M. Baddley, Devisee, under the will of James M. Baddley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kimberly H. Lawson

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:

BEING Lot No. 2, on the plan of Phase 1A, Section 1A, Harborview, of record in Plat Book 7900, Page 862, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING all of the same property conveyed to James M. Baddley by Warranty Deed from Frank Batson Homes, Inc. dated August 31, 1995 and filed for record in Book 9784, Page 449, Register's Office for Davidson County, Tennessee. The said James M. Baddley died testate, a citizen and resident of Davidson County, Tennessee, on August 25, 2010 and under the terms of his will, which will appears of record in the Chancery Court Clerk's Office for Robertson County, Tennessee, he devised subject premises to his father Henry M. Baddley.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7471, Page 26; Book 7646, Page 142; Book 7646, Page 147; Book 7646, Page 149; Book 7647, Page 648; Book 7732, Page 749; Book 8263, Page 534; Book 8271, Page 863; Book 8297, Page 380; Book 8634, Page 19; Book 8856, Page 361; Book 9182, Page 786; and Book 7471, Page 62, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 862; and (3) Sanitary Sewer Easement of record in Book 5856, Page 80 and 84, said Register's Office.

See attached Exhibit A

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3364 Bell Road, Nashville, TN 37214

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 13th day of December, 2012.

Henry M. Baddley, Devisee

BILL GARRETT, Davidson County
Trans:T20120098838 DEEDWARR
Recvd: 12/27/12 09:43 4 pgs
Fees:23.00 Taxes:714.10

20121227-0119207

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry M. Baddley, Devisee under the will of James M. Baddley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2012.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

EXHIBIT "A"

FILED
CLERK & MASTER ROBERTSON CO. TN
SEP - 5 2012
10:12 O'CLOCK A M
BY KENNETH HOGGARS

Last Will and Testament

LAST WILL AND TESTAMENT OF JAMES M. BADDLEY

I, James M. Baddley, a resident of Davidson County, Tennessee, do make, publish and declare this to be my Last Will and Testament, hereby revoking all Wills by me at any time heretofore made.

ITEM ONE

I direct my personal representatives, hereinafter named, to pay all of my just debts, funeral expenses and costs of administration as soon as practicable after my death.

ITEM TWO

I give, devise and bequeath all the rest, residue and remainder of my property, real, personal or mixed, and wheresoever situated, to my father, Henry M. Baddley, to be his absolutely.

ITEM THREE

I nominate and appoint my father, Henry M. Baddley, as the Executor of this my Last Will and Testament, and I expressly waive him making any bond, inventory or final accounting. If my father predeceases me or is unable to serve, I nominate and appoint my sister, Melissa B. Gass, as the Executrix of this my Last Will and Testament, and I expressly waive her making any bond, inventory or final accounting.

I authorize my personal representatives, herein named, in the exercise of reasonable discretion with respect to all my property, at any time forming part of my Estate, to exercise any and all the powers set forth in Section 35-50-110 of the Tennessee Code Annotated, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim.

I especially give them all powers to continue the operation of my business, with the full powers and authority that I now have.

IN WITNESS WHEREOF, I have hereunto signed my name to this my Last Will and Testament, on this 16th day of May, 2011.

J. M. Baddley
TESTATOR

The foregoing instrument was signed, published and declared by the said JAMES M. BADDLEY as and for his Last Will and Testament, in the presence of us, the undersigned, who, at his request and in his sight and presence and in the presence of each

PAGE 1 of 2

I give, devise and bequeath all the rest, residue and remainder of my property, real, personal or mixed, and wheresoever situated, to my father, Henry M. Baddley, to be his absolutely.

ITEM THREE

I nominate and appoint my father, Henry M. Baddley, as the Executor of this my Last Will and Testament, and I expressly waive him making any bond, inventory or final accounting. If my father predeceases me or is unable to serve, I nominate and appoint my sister, Melissa B. Gass, as the Executrix of this my Last Will and Testament, and I expressly waive her making any bond, inventory or final accounting.

I authorize my personal representatives, herein named, in the exercise of reasonable discretion with respect to all my property, at any time forming part of my Estate, to exercise any and all the powers set forth in Section 35-50-110 of the Tennessee Code Annotated, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim.

I especially give them all powers to continue the operation of my business, with the full powers and authority that I now have.

IN WITNESS WHEREOF, I have hereunto signed my name to this my Last Will and Testament, on this 26th day of May, 2011.

TESTATOR

The foregoing instrument was signed, published and declared by the said **JAMES M. BADDLEY** as and for his Last Will and Testament, in the presence of us, the undersigned, who, at his request, and in his sight and presence, and in the presence of each other, have hereunto subscribed our names as attesting witnesses thereto on this 26th day of May, 2011.

(witness)

(witness)

Page 2 of 2

" Will "