PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130054879 DEEDWARR
Recvd: 06/28/13 09:34 2 pgs
Fees:13.00 Taxes:894.66
20130628-0066526

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52643
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Reed Breland Erin Breland 2045 Traemoor Village Drive Nashville, Tennessee 37209	Gardner Financial Services, Ltd. 1635 NE Loop 410, Suite 700 San Antonio, TX 78209

TAX MAP-PARCEL NUMBERS: 114070A03300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$242,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Hallock and Kathryn L. Hallock**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Reed C. Breland and spouse, Erin J. Breland** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Townhomes of Traemoor Village shown as Exhibit A-1 to the Declarations of Covenants, Conditions and Restrictions of record in Doc. No. 20070323-0035561, amended and restated in Doc. No. 20080318-0027145 and Doc. No. 20080808-0081934, Register's Office for said County.

Being the same property conveyed to Daniel B. Hallock, unmarried and Kathryn L. Hallock, married by Warranty Deed from Beazer Homes Corp, a Tennessee Corporation, dated June 10, 2010 and recorded on June 14, 2010 of record in Doc. No. 20100614-0045781, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20070323-0035561, amended and restates in Doc. No. 20080318-0027145, and Doc. No. 20080808-0081934, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20070323-0035561, amended and restates in Doc. No. 20080318-0027145, and Doc. No. 20080808-0081934, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 2045 Traemoor Village Drive, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of June, 2013.

Daniel Hallock

Kathryn L. Hallock

State of TENNESSEE
County of DAVIDSON

On this 25th day of June, 2013 , before me the undersigned authority, personally appeared Daniel Hallock Kathryn L. Hallock , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 241,800.00.

Affiant

Sworn and subscribed before me this the 25th day of June, 2013

Notary Public

My Commission Expires: 5 2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.