RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31317
(Davidson County File Box 9-B)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13080033

BILL GARRETT, Davidson County
Trans:T20130073525 DEEDWARR
Recvd: 08/26/13 13:06 2 pgs
Fees:13.00 Taxes:4810.00
20130826-0089729

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2013.

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyle O. Price and Elizabeth M. Price 128 Clarendon Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 11610000500

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, **Gwendolyn C. Bond, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle O. Price and Elizabeth M. Price, Husband and Wife**, ("Grantees"), their 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 1, PLAN OF DEERFIELD, as shown on plat of record in Plat Book 547, Pages 191 and 192, 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 Gwendolyn C. Bond, married by Warranty Deed from Robert P. Corker, Jr., married, recorded on the 23rd day of April, 1997 in Deed Book 10425, Page 688, 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 2013 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2013 and thereafter, for tax parcel identification number 11610000500 , not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEERFIELD, as recorded in Plat Book 547, Page(s) 191 and 192.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 445, Page 563, Book 633, Page 450 and Book 736, Page 73.

This is improved property located at 128 Clarendon Avenue Nashville TN 37205.

Jim Bond, husband of Gwendolyn C. Bond, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2013.

Gwendolyn C. Bond

Gwendolyn C. Bond

James H. Bond

Jim Bond (one and the same person as James H. Bond)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gwendolyn C. Bond and Jim Bond, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2013.

Notary Public

My Commission Expires: _____

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