THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31510-11-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 20th day of November, 2013. Notary Public My Commission Expires: 10/8/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Ashley Bradley, Jared Bradley, and William Padgett 3418 Hampton Avenue Nashville, TN 37215	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 117 060 05600

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, **George B. Mabry Jr., Trustee of the George B. Mabry Family Trust u/w/o George B. Mabry dated June 20, 2001, as to a one-half (1/2) undivided interest, and George B. Mabry Jr., Executor of the Estate of Sally S. Mabry, deceased, as to a one-half (1/2) undivided interest**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jared J. Bradley and Ashley Bradley, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3418 Hampton Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130103868 DEEDWARR
Recvd: 12/12/13 10:08 3 pgs
Fees:18.00 Taxes:3145.00
20131212-0125775

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of November, 2013.

George B. Mabry Jr., Trustee of the George B. Mabry Family Trust u/w/o George B. Mabry dated June 20, 2001

George B. Mabry Jr., Executor of the Estate of Sally S. Mabry, deceased

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George B. Mabry Jr., Trustee and George B. Mabry Jr., Executor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged thathe executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 100 feet of the westerly 130 feet of the northerly part of Lot No. 13 on the Plant of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May ___, 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 1070 feet west of the center line of 23rd Avenue South, said point being the southwest corner of the property conveyed to Ruby Richardson Donnelly by deed from Loiette Hampton Hume, et al, of record in Book 1040, page 486, Register's Office for said County; thence with the northerly margin of Hampton Avenue, westwardly 100 feet to the southeast corner of the property conveyed to Emmett F. Bearden, Jr., and wife, by deed from Loiette Hampton Hume, et al, of record in Book 1104, page 354, said Register's Office; thence with said Bearden's easterly line, northwardly 344.7 feet, more or less, to the southerly line of Lot No. 7; thence with said line eastwardly 100 feet to the northwest corner of said Donnelly lot; thence with the westerly line of same southwardly 344 feet, more or less, to the beginning.

Being the same property conveyed to George B. Mabry and wife, Sally S. Mabry, by deed dated October 14, 1977, from Joe Russell Whitaker and wife, Sarah Hauk Whitaker, of record in Book 5211, page 167, Register's Office for Davidson County, Tennessee. By quitclaim deed dated July 24, 2001, of record in Instrument No. 20010809-0085903, Register's Office for Davidson County, Tennessee, George B. Mabry and wife, Sally S. Mabry, conveyed subject property to George B. Mabry, a one-half (1/2) undivided interest, and Sally S. Mabry, a one-half (1/2) undivided interest, as tenants in common, without right of survivorship.

George B. Mabry died on June 12, 2010. Pursuant to the terms of the will of George B. Mabry, of record in Docket No. 10P1012, Davidson County Probate Court Clerk's Office, the Testator directed that all real property which he owned at the time of his death be administered as part of the probate estate subject to the control of the Executor. Letters Testamentary were issued to George B. Mabry, Jr. Testator's one-half (1/2) undivided interest in subject property was conveyed to George B. Mabry, Jr., as Trustee of the George B. Mabry Family Trust u/w/o George B. Mabry dated June 20, 2001, by Executor's Quitclaim Deed dated December 22, 2011, from George B. Mabry, Jr., as Executor of the Estate of George B. Mabry, of record in Instrument No. 20120207-0010931, Register's Office for Davidson County, Tennessee.

Sally S. Mabry died on July 13, 2013. Pursuant to the terms of the will of Sally S. Mabry, of record in Docket No. 13P1240, Davidson County Probate Court Clerk's Office, the Testatrix directed that all real property which she owned at the time of her death be administered as part of the probate estate subject to the control of the Executor. Letters Testamentary were issued to George B. Mabry, Jr.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 117 060 05600.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4081, page 451, Register's Office for Davidson County, Tennessee.