THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040727**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $227,000.00 Affiant Subscribed and sworn to before me, this 9th day of May, 2014. Notary Public My Commission Expires: 7-30-17

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

BILL GARRETT, Davidson County
Trans:T20140033403 DEEDWARR
Recvd: 05/14/14 09:23 2 pgs
Fees:13.00 Taxes:839.90
20140514-0041218

WARRANTY DEED

Address New Owner: Christopher E. Barton and Danielle C. Barton 908 Fallview Trail Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ Churchill Mortgage 761 Old Hickory Blvd #1480 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 172120B00200CO

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, **Eric L. Graves, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher E. Barton and Danielle C. Barton, 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 25, SECTION ONE, BRADFORD HILLS, as shown on plat of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Pages 110-112, 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 Eric L. Graves, unmarried by Warranty Deed from James Brian Cooper and wife Katherine Ruth Cooper, recorded on the 3rd day of August, 2011 in Instrument No. 20110803-0059822, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SECTION ONE, BRADFORD HILLS, as recorded in Plat Book 7900, Page(s) 6, as amended in Plat Book 7900, Pages 110, 111 and 112.

Declaration of Covenants, Conditions and Restrictions for Bradford Hills recorded in Book 8069, Page 170.

Terms and provisions of by-Laws of Bradford Hills Homeowners Association, Inc. recorded in Book 8071, Page 531.

Charter of Bradford Hills Homeowners Association, Inc. recorded in Book 8071, Page 520.

Deed of Conveyance to Bradford Hills Homeowners Association, Inc. for Open Space recorded in Book 8154, Page 304.

Stormwater Detention Agreement as set forth in instrument recorded in Book 8292, Page 753.

This is improved property located at 908 Fallview Trail Nashville TN 37211.

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 9th day of May, 2014.

Eric L. Graves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric L. Graves, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014