This instrument prepared by:
Thomas C. Scott
315 Deaderick St., Suite 1700
Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20150021049 DEEDWARRSP
Recvd: 03/23/15 14:11 4 pgs
Fees:23.00 Taxes:277.50
20150323-0024849

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Clay O. Bradley and wife, Sara S. Bradley 4410 Sunnybrook Dr. Nashville, TN 37205	SAME	117-03-0A-016.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patsy A. Bradley, unmarried (the "Grantor"), does hereby bargain, sell, transfer and convey unto Clay O. Bradley and wife, Sara S. Bradley (the "Grantee") their heirs and representatives, all her right title and interest in and to property located in Nashville, Davidson County, Tennessee, more particularly described on attached Exhibit A.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and representatives forever.

AND the Grantor does covenant with the said Grantee, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as shown on Exhibit B attached hereto.

AND Grantor does further covenant and bind herself , its successors and assigns to warrant and forever defend the title to said land to the said Grantee, his heirs assigns against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise. This conveyance is made subject to the matters set forth in Exhibit B attached hereto.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 3rd day of March, 2015.

Patsy A. Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $75,000.00.

Clay Bradley
AFFIANT

Lara White
NOTARY PUBLIC

My Commission Expires: August 17, 2015.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patsy A. Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargain, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 03 day of March, 2015.

Lara White
NOTARY PUBLIC

My Commission Expires: August 17, 2015

LARA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires, August 17, 2015

EXHIBIT A
DESCRIPTION OF REAL ESTATE CONVEYED

Land in Davidson County, Tennessee, being Unit No. 16, as shown on the map entitled Versailles Apartments, of record in Plat Book 5050, page 80 and corrected in Book 5171, page 153, Register's Office for DavidsonCounty, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Together with the appurtenant interest in the common elements of Versailles Apartments, a horizontal property regime established by Master Deedd By-Laws of record in Book 5168, page 944, amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office.

Being the same property conveyed to PATSY A. BRADLEY, by deed from ERVIN M. ENTREKIN, TRUSTEE, of record in Book 5235, page 915, dated December 20, 1977, said Register's Office.

Exhibit B

1. Matters shown on the Plan of record in Plat Book 5050, page 80 and amended in Book 5171, page 153, said Register's Office.

2. Master Deed of record in Book 5168, page 944 and amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office.

3. Assessments set out in Master Deed of record in Book 5168, page 944, said Register's Office.

4. Easements set out in Master Deed of record in Book 5168, page 944, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4158, page 34, said Register's Office.

6. Easement Dedication of record in Book 4240, page 209, said Register's Office.

7. Deed and Declaration of Easement of record in Book 5221, page 681, said Register's Office.