WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

G-KD-15-1104

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Kennon Askew and Stephanie Askew	New owner	
(NAME)	(NAME)	
1104A Biltmore Drive	1104A Biltmore Drive	**131-12-0I-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRADLEY HOMES, LLC, DBA GRAHAM CONSTRUCTION OF TENNESSEE, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN KENNON ASKEW AND STEPHANIE L. ASKEW, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of 1104 Biltmore Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1104 Biltmore Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20131202-0122386, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and related to the units, property, co-owners and tenants of 1104 Biltmore Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20131202-0122386, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Bradley Homes, LLC, dba Graham Construction of Tennessee, LLC by Quitclaim deed from Dowd Development & Design, LLC, a Tennessee limited liability company of record in Instrument No. 20140226-0016444 Register's Office for Davidson County, Tennessee, dated February 20, 2014 and recorded on February 26, 2014. Being the same property conveyed to Dowd Development & Design, LLC, a Tennessee limited liability company by Warranty deed from GALA, LLC, a Tennessee limited liability company of record in Instrument No. 20140122-0006182 Register's Office for Davidson County, Tennessee, dated January 17, 2014 and recorded on January 22, 2014. Being a portion of the same property conveyed to GALA, LLC, a Tennessee Limited Liability Company by Warranty deed from Dianne D. Tubbs and Deborah D. Bates and Darcy D. O. Bukowski and Benjamin E. Draper and James L. Draper of record in Instrument No. 20130426-0041548 Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on April 26, 2013.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 103, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20131202-0122386, Register's Office for Davidson County, Tennessee,
- Charter of 1104 Biltmore Cottages Corporation of record in Instrument Number 20131202-0122385, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1104A Biltmore Drive , Nashville, Tennessee 37204**.

BILL GARRETT, Davidson County
Trans:T20150022670 DEEDWARR
Recvd: 03/27/15 15:19 2 pgs
Fees:13.00 Taxes:2516.00
20150327-0026745

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 5th DAY OF MARCH, 2015.

Bradley Homes, LLC, dba Graham Construction of Tennessee, LLC

BY: _____
Brad Graham
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brad Graham, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of Bradley Homes, LLC, dba Graham Construction of Tennessee, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of March, 2015.

_____
Notary Public

My Commission Expires: 3/6/18



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212