BILL GARRETT, Davidson County
Trans:T20150050856 DEEDQC
Recvd: 06/25/15 09:17 3 pgs
Fees:18.00 Taxes:832.50
20150625-0060935

This instrument prepared by:
Julie Cornell
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Phillip M. Breen 9013 Sawyer Brown Rd. Nashville, TN 37221	Same as new owner	142-9-H-111

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Joseph W. Bradley died on March 10, 2015 leaving a Last Will and Testament dated March 1, 2001, naming Jo Anne Atwood as Personal Representative; and, whereas the will was admitted to probate on May 14, 2015 in the Seventh Circuit Court of Davidson County, Probate Division, Nashville, Tennessee, Docket No. 15P-758; and, whereas, Jo Anne Atwood was duly qualified as Personal Representative; and, whereas, the Bureau of TennCare Estate Recovery Release and Tennessee Department of Revenue Inheritance Consent to Transfer for Real Property are attached to this deed, respectively; therefore:

Jo Anne Atwood as Personal Representative of the Estate of Joseph Wilson Bradley, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Joseph Wilson Bradley, does hereby quitclaim, transfer and convey unto Phillip M. Breen, hereinafter called Grantee, his heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Unit No. 9013, together with the carport designated No. 9013-C in River Plantation, Section IX, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-D, Condominium Apartments, recorded in Book 7900, Page 520, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, and further described in annexation documents of record in Book 8844, Page 642, as amended in Book 8975, Page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants,

conditions, and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, and annexation documents of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642 as amended in Book 8975, Page 89, Register's Office for said County.

Being the same property conveyed to Joseph W. Bradley by Quitclaim Deed dated July 28, 2008 from Phillip Bradley, a married man of record in Instrument No. 20080730-0077753, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 9013 Sawyer Brown Road, Nashville, Tennessee.

By executing and delivering this deed, Grantor releases any right Grantor has to recover the property conveyed if the Estate hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 hand this 22 day of June, 2015.

Jo Anne Atwood

Jo Anne Atwood, Personal Representative of the Estate of Joseph Wilson Bradley, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Jo Anne Atwood, with whom I am personally acquainted and who upon oath acknowledged that she is the Personal Representative of the Estate of Joseph Wilson Bradley and that she executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 22 day of June, 2015.

Notary Public
My Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

State of Tennessee
County of ~~Williamson~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00. This conveyance is made to implement a testamentary devise to a beneficiary.

Jo Anne Atwood
Jo Anne Atwood, Grantee

Subscribed and sworn to before me this 22 day of June, 2015.

Notary Public

My Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015