THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34344-06-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Affiant Subscribed and sworn to before me this 3rd day of August, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Bill Garrett Davidson County
Batch# 125136 DEEDWARR
08/07/2018 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00

20180807-0077469

WARRANTY DEED

Address New Owner: Lawrence E. Burns, Veronica W. Burns 2176 Golf Club Lane Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 117 07 0 A 173 00CO

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, **John R. Braden and wife, Suzanne G. Braden**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lawrence Burns and Veronica Burns, 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 2176 Golf Club Lane, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of August, 2018.

John R. Braden

Suzanne G. Braden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John R. Braden and Suzanne G. Braden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 173, on the Plan of Gloucester Square, as of record in Plat Book 4460, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John R. Braden and wife, Suzanne G. Braden by deed dated January 18, 1980 from William D. Tribble and wife, Virginia A. Tribble of record in Book 5557, page 416, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 117 07 0 A 173 00CO.
2. Restrictive covenants contained in an instrument of record in Book 4548, page 217, amended in Book 5915, page 274, Instrument No. 20110412-0028198, Instrument No. 20110517-0037597, and Instrument No. 20150414-0032622, Register's Office for Davidson, County, Tennessee.
3. By-Laws of Gloucester Square, of record in Book 4579, page 86, amended in Book 4685, page 177, Instrument No. 20110412-0028197, and Instrument No. 20120626-0055964, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Gloucester Square, of record in Book 4579, page 77, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 4460, page 50, Register's Office for Davidson County, Tennessee.