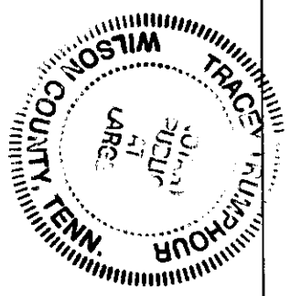
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00.

Brandon Branco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 01/09/02 10:05 2pgs
Fees:13.00 Taxes:316.35

20020109-0003268

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon M. Branco	Mortgage Resources, Inc.	Map 52-13
(NAME) 2744 Penn Meade Drive	(NAME) 404 BNA Drive, Suite 400	Group A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville Tennessee 37217	Parcel 30
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Yuri W. Hawley IV and Wife, Kimla C. Hawley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon M. Branco, a Single Man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN** Davidson **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

BEING Unit No. 30 as created and established by the Master Deed and ByLaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and as shown and described as exhibit "C" (pg. 605) to the Master Deed; and also as shown and described on the Condominium Site Plan Phase One River Glen, a Planned Unit Development of record in Plat Book 6900, Page 671, amending Plat Book 6900, Pages 650 and 651, Register's Office for Davidson County, to all which reference is heremade for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and ByLaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Yuri W. Hawley IV and Wife, Kimla C. Hawley by deed from Angelo Petrucci and wife, Veronica Petrucci of record in Deed Book 10520, page 239, Register's Office for said County.

Articles of Incorporation HOA in Book 8069, Page 158, Register's Office for said County.

Flowage Easement as shown of record in Deed Book 2200, Page 119 and Book 186, Page 559, Register's Office for said County.

Transmission Line Easement as shown of record in Deed Book 3961, Page 681, Register's Office for said County.

Subject to Master Deed and By-Laws in Book 7566, Page 571, Register's Office for said County.

By-Laws as contained in Master Deed in Book 7566, Page 606, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 671 amending Plat Book 6900, Pages 650 and 651, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2744 Penn Meade Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 8th day of January, 2002.

Yuri W. Hawley IV

Kimla C. Hawley

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Yuri W. Hawley IV and Wife, Kimla C. Hawley the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/8/2002

My Commission Expires: 3/23/08

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC
WILSON COUNTY, TENN.

File Number2111607
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122