20763

(2) BOX36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $171,900.00.

Susan McTarsia
Affiant

Subscribed and sworn to me on May 31, 2005.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/02/05 14:31 2 pgs
Fees:13.00 Taxes:636.03

20050602-0062609

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20763SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tina C. Hopkins 211 Brattlesboro Place Nashville, TN 37204	SAME	132-09-A-203.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mildred K. Iselin, an unmarried person,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Tina C. Hopkins, an unmarried person,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 203 of the Brattlesboro Place Condominiums, a Horizontal Property Regime as set out in the Master Deed of record in Book 6313, page 496, and shown as part of Exhibit "B" attached thereto at page 559, in the Register's Office for Davidson County, Tennessee; and also being a portion of Lot No. 12 as shown on the Plan of Brattlesboro Place of record in Book 5200, page 731, in said Register's Office.

Being the same property conveyed to Mildred K. Iselin by Deed from SCW, Inc., of record in Book 6441, page 140, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on the plan of record in Book 5200, page 731, as amended by Exhibit "B" to Master Deed of record in Book 6313, page 559, in the Register's Office for Davidson County, Tennessee; and
4. Stormwater Detention Agreement of record in Book 6234, page 481, in said Register's Office; and

5. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brattlesboro Place Condominium of record in Book 6313, page 496, and the By-Laws appended thereto at page 532, in the Register's Office for Davidson County, Tennessee; and
6. Subject to the rights of others in and to the common elements; and
7. Subject to the lien for special assessments contained in the Master Deed and By-Laws.

This property is also known as improved property located at 211 Brattlesboro Place, Nashville, TN 37204.

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, her heirs and assigns, forever, and 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 the same is unencumbered, unless otherwise herein set out; and GRANTOR do further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on May 31, 2005.

Mildred K. Iselin

Mildred K. Iselin

By: Susan R McFarlin Attorney In Fact

Susan R. McFerlin, Attorney-In-Fact

a SRM

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 Susan R. McFerlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Mildred K. Iselin, as her Attorney in Fact, as the free act and deed of the within named Mildred K. Iselin.

Witness my hand and official seal on May 31, 2005.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE