Davidson County DEEDWARR
Recvd: 04/11/06 12:36 2 pgs
Fees:13.00 Taxes:849.15

20060411-0041678

THIS INSTRUMENT PREPARED BY:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills to:	Parcel Number:
4202 Harding Road, #104 Nashville, TN 37205	4202 Harding Road, #104 Nashville, TN 37205	103-16G-104.00CO

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

Ashley M. Welch

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Phillip Todd Brauch
a single person

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 104, TOGETHER WITH ALLOCATED PARKING SPACES P-2 AND P-23 AND APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BROOKFIELD CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 6976, PAGE 887, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "C" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY M. WELCH, UNMARRIED BY WARRANTY DEED FROM JULIE A. BOSWELL, UNMARRIED, RECORDED ON THE 14TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010914-0100282, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This is unimproved ( ) property, known improved (X) 4202 Harding Road, #104, Nashville, TN, 37205.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 29th day of March, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ashley M. Welch (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, , a Notary Public in and for said County and State, Ashley M. Welch the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin this 29th day of March, 2006.

Notary Public
My Commission Expires My Commission Expires June 2009

ANGELA R. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $229,500.00.

Subscribed and sworn to before me this 29th day of March, 2006.

Affiant Heather Rogers

Notary Public

My commission expires:
(Affix Seal)

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009