313 Gullett IRA

Davidson County DEEDWARR
Recvd: 06/07/06 15:53 2 pgs
Fees:13.00 Taxes:444.00
20060607-0067860

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $120,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2006. Notary Public My Commission Expires: My Commission Exp. Nov. 30, 2008

LINDA J. GILLIAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jonathan W. Mason 5734 Brentwood Trace Brentwood, TN 37027	Same	160-14-B 34.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALICE BALL BREUER**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JONATHAN W. MASON**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5734 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, revised in Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, said Register's Office to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alice Ball Breuer by deed from Jo Anne Arnold Hibbett and husband, Kneeland Hibbett, of record in Book 11070, page 556, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book Plat Book 5200, page 219, as amended in Book 5200, page 230, and also amended in Book 5200, page 261, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 interest 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Brentwood Trace Condominiums Condominiums, of record in Book 5524, page 415, as amended in Book 5545, page 510 and Book 5868, page 70, Register's Office for said County.

4.
This is improved property known as 5734 Brentwood Trace, Brentwood, Tennessee 37027.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 6th day of June, 2006.

Alice Ball Breuer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALICE BALL BREUER** , the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of June, 2006.

Notary Public

My Commission Expires: _____

My Commission Exp. Nov. 30, 2008

LINDA J. C[illegible]LIAM
STAT[illegible] OF TENNE[illegible] NOTA[illegible] PUBL[illegible]
WILLIAMSON C[illegible]TY, TN