Davidson County DEEDWARR
Recvd: 09/06/07 15:51 3 pgs
Fees:18.00 Taxes:299.61
20070906-0107306

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,975.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31 day of August, 2007.

SHELLY M. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES March 14, 2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert Brewer

718 Ashlawn Place
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

161-05-0A-019.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sophie I. Chen, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Robert Brewer, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

*unmarried

A certain condominium apartment in Davidson County, TN, described as Unit No. A-18 of Ashlawn Place Condominiums, a Condominium, a Horizontal Property Regime, located on Ashlawn Place, Nashville, TN., as shown on the plat of Ashlawn Place Condominiums, Condominium apartments, recorded as Exhibit to the Master Deed of record in Book 6607, page 596 and Book 7168, page 550, said Register's Office, and described in the Master Deed recorded in Book 6607, page 596 and Book 7168, page 550, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ashlawn Place Condominiums, Condominium Apartments contained in the Master Deed of record in Book 6607, page 596 and Book 7168, page 550, and By-Laws appended thereto, Register's Office for Davidson County, TN., are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Sophie I. Chen by Warranty deed from Jonathan R. Birchfield and Ray E. Birchfield of record in Instrument No. 20050705-0076776, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Book 6607, Page 596, Book 7168, page 550, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 718 Ashlawn Place, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** 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 I do further covenant and bind myself, my 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 hand this 23rd day of August, 2007.

Sophie I. Chen

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Sophie I, Chen, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 23rd day of August, 2007.

Notary Public

My Commission Expires: My commission expires Feb. 23, 2009

ADAM VANDEVENTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

270800382

Certificate of Authenticity

I, Shelly M Bartlett, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Shelly M Bartlett who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/25/09

Notary's Seal (If on paper)

Dellana Lowrimore
State of Tennessee Notary Public
Davidson County