Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/08 14:36 2 pgs
Fees:13.00 Taxes:545.75
20080131-0010155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

DEBORAH A. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen A. Brown	TNG Real Estate & Financial	Map 131-1-D
(NAME)	(NAME)	
5025 Hillsboro Road Unit 21C	310 West Liberty Street, Ste 100	Parcel 177
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Louisville, KY 40207	
(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, **THOMAS WARD THROCKMORTON, MARRIED, AND TOM D. THROCKMORTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN A. BROWN AND WIFE, DEBBIE L. BROWN,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 21-C also known as Unit No. 177 of Georgetown Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 4, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Thomas Ward Throckmorton and Tom D. Throckmorton by deed from David J. Dean of record in Instrument #20020604-0067683, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 4, said Register's Office; (c) restrictive covenants of record in Book 5211, page 325, Book 5211, page 345, Book 5616, page 133 and Book 6079, page 516, said Register's Office; and (d) easement of record in Book 4308, page 575, said Register's Office.

Grantors warrant that neither of them have ever lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

unimproved ☐

This is improved ☒ property known as 5025 Hillsboro Road Unit 21C, Nashville, Tennessee 37215

(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 our hands this 29th day of January, 2008.

Thomas Ward Throckmorton By Kevin D. Montgomery, His Attorney in Fact

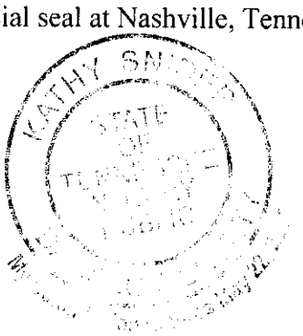
Tom D. Throckmorton By Kevin D. Montgomery, His Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2008, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Tom D. Throckmorton, and who acknowledged that he executed the same as the free act and deed of Tom D. Throckmorton .

Witness my hand and official seal at Nashville, Tennessee this 29th day of January, 2008.

Commission expires:



Notary Public

Notary Seal present, but could not be reproduced

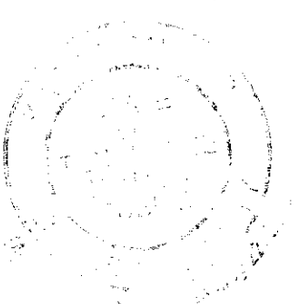
Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2008, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Thomas Ward Throckmorton, and who acknowledged that he executed the same as the free act and deed of Thomas Ward Throckmorton .

Witness my hand and official seal at Nashville, Tennessee this 29th day of January, 2008.

Commission expires:



Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds