This document prepared by (and after recording return to):		
Name:	**Consumer Trust Title & Escrow, LLC**	
Address:	**219 Ward Circle**	
Address 2:	**Suite 5**	
City, State, Zip:	**Brentwood, TN 37027**	
Phone:	**(615) 369-0039**	

Davidson County DEEDWARR
Recvd: 03/25/08 09:48 3 pgs
Fees:18.00 Taxes:906.50

20080325-0029628

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Autumn N. Sellars, Unmarried** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Kyle Brown, Married** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 27, Ireland 28 Condominiums, as shown in Instrument No. 20040405-0037953, as established under Master Deed of record in Instrument No. 20040416-0043331, amended in Instrument No. 20040429-0048695, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit, together with an undivided interest in the common elements as shown on said Master Deed.

This being the same property conveyed to Autumn N. Sellars, unmarried by Warranty Deed of Chad Bratschi dated September 29, 2005 and recorded September 30, 2005 in Instrument No. 20050930-0117733, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 82-13-B-27CO

This property is known as: 948 Ireland Street, Nashville, Tn 37208

Subject to MASTER DEED AND BY-LAWS contained in the instruments of record in INSTRUMENT NO. 20040416-0043331 AND INSTRUMENT NO. 20040429-0048695; CHARTER OF HOA OF RECORD IN INSTRUMENT NO. 20040414-0041924, said Register's Office, the violation of which will not cause a reversion or forfeiture of title. All matters shown on the Plat of record in Instrument Number 20040405-0037953, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 21st day of March, 2008.

Autumn N. Sellars

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Autumn N. Sellars, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of March, 2008.

NOTARY PUBLIC

My Commission Expires:

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/06/2010
COUNTY OF WILLIAMSON

Grantor(s) Name, Address, phone:
AUTUMN N. SELLARS
196 JEFF ROAD, APT 1710
HUNTSVILLE, AL 35806

Grantee(s) Name, Address, phone:
KYLE BROWN
948 IRELAND STREET
NASHVILLE, TN 37208

SEND TAX STATEMENTS TO:

GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$245,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21st day of March, 2008.

Affiant

W. William Davis
Type or Print Name

Notary Public

(Seal)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/06/2010
COUNTY OF WILLIAMSON

My comm

Joey Sanders
Type or Print Name