WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MARY JAYNE MASTERS

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/30/08 09:01 2 pgs
Fees:13.00 Taxes:1517.00
20080630-0066908

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Rhea Brown	Franklin American Mortgage Company	Map 131-03-M
(NAME) 4231 Belmont Park Terrace	(NAME) 501 Corporate Centre Drive, Suite 400	Parcel 2
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, Tennessee 37067	
(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, **JEFFREY GIULLIAN AND WIFE, CINDY GIULLIAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETTY RHEA BROWN, A MARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit B, Temple Condominiums as set forth in the Master Deed establishing Temple Condominium of record in Instrument #20010829-0093746, as amended in Instrument #20020625-0076453, which Amendment was re-recorded in Instrument #20021011-0125151, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Jeffrey Giullian and wife, Cindy Giullian by deed from Shelly J. Estep and husband, S. Chad Estep, of record in Instrument #20050609-0065925, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) Master Deed and Bylaws of record in Instrument #20010829-0093746, Instrument #20020625-0076453 and Instrument #20021011-0125151, said Register's Office; and (c) restrictive covenants of record in Book 1129, page 321 and Book 6104, page 64, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4231 Belmont Park Terrace, 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 27th day of June, 2008.

Jeffrey Giullian
By Cindy Giullian, His Attorney in Fact

Cindy Giullian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2008.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2008, before me personally appeared Cindy Giullian, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey Giullian, and who acknowledged that he executed the same as the free act and deed of Jeffrey Giullian.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2008.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public