THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28010-08-2008** **Record & Return To:** **Rudy Title & Escrow** **2012 21st Ave. S.** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $149,900.00. Affiant Subscribed and sworn to before me this 28th day of August, 2008. Notary Public My Commission Expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Jillian J. Brunett 2304 Elliott Avenue, #202 Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 105140B006.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katie Hallquist**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jillian J. Brunett, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2304 Elliott Avenue, #202, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2008.

Katie Hallquist

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Katie Hallquist**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2008.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Davidson County DEEDWARR
Recvd: 09/03/08 09:35 2 pg
Fees:13.00 Taxes:554.63

20080903-0090014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 202, together with the appurtenant interest in the common elements of Elliott Avenue Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050726-0087034, amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Katie Hallquist, unmarried by Deed dated July 29, 2005 from Elliott Avenue Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20050801-0089880, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Dedication of common area to Elliott Avenue Condominium Owners' Association, Inc. of record in Instrument No. 20061229-0161137, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Elliott Avenue Condominium Owners' Association, Inc. of record in Instrument No. 20050707-0078244, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Elliott Avenue Condominiums, of record in Instrument No. 20050726-0087034, amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4162, page 444, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 843, page 97, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212