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THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28116-10-2008** **Record & Return To:** **Bell and Alexander Title Services** **4300 Sidco Drive, Suite 201** **Nashville, TN 37204**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $145,000.00. June Ballard Affiant Subscribed and sworn to before me this 14th day of November, 2008. Notary Public My Commission Expires: 9-19-09

CHRIS A. REESE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Seint T. Lwin 3314 Long Blvd., #C-5 Nashville, TN 37203	**Send Tax Bills To:** TENNESSEE BANK & TRUST 9000 CAROTHERS PKWY. FRANKLIN, TN 37067	**Tax Information:** Map and Parcel No.: 104060F017.00CO

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, **U. Grant Browning**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Seint T. Lwin, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described hereto.

Land in Davidson County, Tennessee, being Unit No. C-5 on the Plan of record in Plat Book 6200, page 101, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Longview Condominium, a horizontal property regime established by Master Deed of record in Book 6290, page 125, amended in Book 6359, page 510, Book 6365, page 587, and Book 10215, page 26, said Register's Office.

Being the same property conveyed to U. Grant Browning by deed dated August 23, 1984 from Percy Wilkins, Jr. Trustee of record in Book 6370, page 686, Register's Office for Davidson County, Tennessee.

This is improved property located at 3314 Long Blvd., #C-5, Nashville, TN 37203

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.

Elizabeth M. Browning joins in the execution of this instrument to convey any and all rights, including marital rights, she may have in the subject property.

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 14th day of November, 2008.

U. Grant Browning
by Elizabeth M. Browning
U. Grant Browning
by Elizabeth M. Browning, Attorney-in-Fact

Elizabeth M. Browning
Elizabeth M. Browning

Davidson County DEEDWARR
Recvd: 11/18/08 08:08 2 pgs
Fees:13.00 Taxes:536.50
20081118-0113533

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand at office this 14th day of November, 2008.

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

My Commission Expires NOV. 7, 2011

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Elizabeth M. Browning,** 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 on behalf of **U. Grant Browning** as his Attorney-In-Fact, as the free act and deed of the within named **U. Grant Browning**.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2008.

Notary Public

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 201

EXHIBIT "A"

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 182, page 36, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Longview Homeowner's Association, Inc. of record in Book 6303, page 129, 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 Longview Condominiums, of record in Book 6290, page 125, amended in Book 6359, page 510, Book 6365, page 587, and Book 10215, page 26, 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. All matters appearing on the Plan of record as Book 6200, page 101, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6200, page 95, Register's Office for Davidson County, Tennessee.
8. Easement for sewer purposes of record in Book 2270, page 206, Register's Office for Davidson County, Tennessee.