THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09051791** William T. Chapman, IV State Of Tennessee Notary Public Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 12th day of June, 2009. Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: Brian T. Fitzpatrick 3200 Long Blvd #2 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104023A00200CO

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, **Christopher Brummer, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian T. Fitzpatrick, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Unit 2, 3200 LONG BOULEVARD TOWNHOMES, A CONDOMINIUM, as established under Master Deed of record in Instrument No. 20050209-0015285, 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. Being the same property conveyed to Christopher Brummer, an unmarried man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded April 21, 2006 in Instrument No. 20060421-0045935, in the Register's Office, Davidson County, Tennessee.

Rachel Brummer joins in this instrument to convey any and all interest, marital or otherwise, in said property.

This is improved property located at 3200 Long Blvd #2 Nashville TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and casements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of June, 2009.

Christopher Brummer

Rachel Brummer

Rachel Brummer
by Christopher Brummer, attorney-in-fact

BILL GARRETT, Davidson County
Trans:T20090040079 DEEDWARR
Recvd: 06/16/09 14:02 2 pgs
Fees:13.00 Taxes:832.50

20090616-0055987

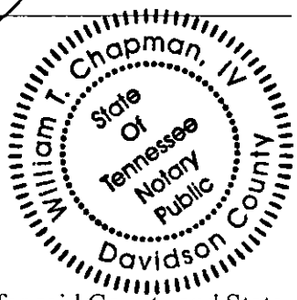
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Brummer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2009.

Notary Public

My Commission Expires: 11/22/10



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher Brummer,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Rachel Brummer,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of June, 2009.

Notary Public

My Commission Expires: 11/22/10

