THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09051800**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2009. Notary Public My Commission Expires: 11/22/10

Katie Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner County

WARRANTY DEED

Address New Owner: Robert C. Brannon 173 Jefferson Square Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131050A17300CO

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, **Kimberly Anne Seals, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert C. Brannon, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: UNIT NO. Q-173, JEFFERSON SQUARE, SECTION ONE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON HILLSBORO ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF JEFFERSON SQUARE, SECTION ONE, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 4675, PAGE 12 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED, RECORDED IN BOOK 4731, PAGE 332, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. BEING THE SAME PROPERTY CONVEYED BY AFFIDAVIT OF HEIRSHIP RECORDED ON THE 29TH DAY OF JANUARY, 2009 IN INSTRUMENT NO. 20090129-0007694 AND WARRANTY DEED FROM STANLEY WATERSON AND BERTHA R. DUKE-WATERSON TO LINDA F. SEALS AS RECORDED ON THE 2ND DAY OF JULY, 1999 IN BOOK 11557, PAGE 305, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 173 Jefferson Square Nashville TN 37215.

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 easements 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.

BILL GARRETT, Davidson County
Trans:T20090042952 DEEDWARR
Recvd: 06/26/09 13:50 2 pgs
Fees:13.00 Taxes:1017.50
20090626-0059697

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2009.

Kimberly Anne Seals

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 25th day of June, 2009.

Notary Public

My Commission Expires: 11/22/10

