Prepared by Nicole D. Lamm, Attorney at Law
303 N. Walnut Street
Murfreesboro, TN 37130

Return to Walnut Street Title Services, LLC
303 N. Walnut Street
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20090083215 DEEDWARR
Recvd: 12/09/09 13:45 3 pgs
Fees:18.00 Taxes:592.00
20091209-0112641

CONDOMINIUM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Jeffery Clarke Cartwright and Kathy V. Cartwright, husband and wife**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives; and **Melissa L. Cartwright, a n unmarried person**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee being Unit No. 723 on the Plan of Brentwood Trace Condominiums, Section Two of record in Book 5200, Page 376 and 377, Register's Office for said County, to which plan is reference is hereby made for a more complete description.
>
> Being the same property conveyed to FIRST PARTY by instrument of record in Instrument No. 20041216-0149629, in the Register's Office for Davidson, Tennessee.
>
> Tax Identification No. 160-14 0C-023.00
>
> This property is known as 723 Fox Ridge Drive, Brentwood, TN 37027.
>
> Same description as prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; covenants, conditions and restrictions

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

as set forth in the Master Deed of Brentwood Trace Condominiums, Section Two of record in Book 5818, Page 915, Register's Office of Davidson County, Tennessee; Deed Of Conveyance as to Water and Sewage of record in Book 5878, Page 489, Register's Office of Davidson County, Tennessee; terms and provisions of the By-Laws of Brentwood Trace Condominiums, Section Two of record in Book 5818, Page 925 and as amended by instrument of record in Book 5868, Page 70, Register's Office of Davidson County, Tennessee; the provisions of the Tennessee Horizontal Property Act, Tenn. Code Ann.§66-27-101-123 (the "Act"), which Act is incorporated herein and made a part hereof by this reference; all matters shown on the Plat of Brentwood Trace Condominiums, Section II of record in Plat Book 5200, Page 376, Register's Office of Davidson County, Tennessee; and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 24 day of October, 2009.

Jeffery Clarke Cartwright

Kathy V. Cartwright

STATE OF South Carolina

COUNTY OF Beaufort

Personally appeared before me, the undersigned, Jeffery Clarke Cartwright and wife, Kathy V. Cartwright, with whom I am personally acquainted or whom presented identification, and who acknowledged under oath that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of November, 2009.

Notary Public

My commission expires:

MONIQUE LAWYER NOTARY PUBLIC SOUTH CAROLINA

Monique Y. Lawyer
Notary Republic South Carolina
Beaufort County
My Commission Expires October 06, 2014

STATE OF TENNESSEE - Maury COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 160,000.00 .

Affiant

Subscribed and sworn to before me, this 24th day of November, 2009.

My commission expires:
1/20/2010

Notary Public

NICOLE D. LAMM
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

NEW PROPERTY OWNERS:	PERSON(S) RESPONSIBLE FOR TAXES:
Melissa L. Cartwright	Same
723 Fox Ridge Drive	
Brentwood, TN 37027	