WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100011030 DEEDWARR
Recvd: 02/24/10 15:31 3 pgs
Fees:18.00 Taxes:690.05
20100224-0014204

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $186,500.00.

Affiant

Subscribed and sworn to me on February 19, 2010.

NOTARY PUBLIC

3/20/10

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25320SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jamie Hulet 5460 Edmondson Pike Nashville, TN 37211	SAME AS NEW OWNER	161-9-A-021.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Carter, Jr., unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jamie Hulet, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Townhome Unit No. 5460 a/k/a Unit 4, as set forth in the Master Deed Establishing Brighton Village, Phase I, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, as amended by Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said Townhome Unit also being shown as part of Exhibit "E" to said Master Deed.
>
> Being the same property conveyed to Michael Carter, Jr., a single man, by Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20081125-0115546 in the Register's Office for Davidson County, Tennessee.
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> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2010 Davidson County taxes which have been prorated by the parties and assumed by Grantor;
> 2. Matters shown on Exhibit "E" to Master Deed establishing Brighton Village, of record as Instrument No. 20080117-0005582 and Exhibit "A" of Instrument No. 20080808-0081965, in the Register's Office for Davidson County, Tennessee; and
> 3. Agreements regarding sewage soil absorption system of record in Book 7230, pages 136 and 137, in the Register's Office for Davidson County, Tennessee; and

4. Easement for sanitary sewers and/or storm drainage of record in Book 7520, page 908, in said Register's Office; and
5. Driveway easement as disclosed by instruments of record in Book 7233, page 438, and Book 7416, page 47, in said Register's Office; and
6. Matters shown on Boundary & Topographic Survey of the Zachary Rucker, Sr. Property by Hornton & Associates, Inc., Jeffrey K. Kimbro, Tenn. R.L.S. No. 1756, last revised March 1, 2004, including a 20 ft. wide sanitary sewer easement crossing the subject property along Edmondson Pike, and encroachment by a rock wall and concrete driveway onto adjoining property to the south; and
7. Stormwater Detention Agreement of record as Instrument No. 20061027-0133549 in said Register's Office; and
8. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20061027-0133575 in said Register's Office; and
9. Stormwater Detention Agreement of record as Instrument No. 20071121-0136366 in said Register's Office; and
10. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances of record as Instrument No. 20071121-0136402 in said Register's Office; and
11. The premises herein described is part of the Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Village of record as Instrument 20080117-0005582 as amended by Instrument No. 20080808-0081965, in the Register's Office for Davidson County, Tennessee; and
12. Application to combine parcels of record as Instrument No. 20071128-0137905 in said Register's Office; and
13. Restrictive Covenant for Detached Structure of record as Instrument No. 20080220-0016475, in said Register's Office; and
14. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5460 Edmondson Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular

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

WITNESS our hands on February 16, 2010.

Michael Carter, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 16th day of February, 2010, before me personally appeared Michael Carter, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on February 16, 2010.

NOTARY PUBLIC

My Commission Expires: 5/8/2012

FRANK S. PEELER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Frank S. Peeler
My Commission Expires
May 8, 2012
STATE OF TENNESSEE