THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10010070** 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: $138,000.00. Jennifer A. Boyette Affiant Subscribed and sworn to before me, this 26th day of February, 2010. Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer Boyette 725 Fox Ridge Dr Brentwood TN 37027	New Owner	Tax Parcel ID No. 160140C02500CO

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, **Karen Ann Fentress, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Boyette, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 725, PLAN OF BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO, as shown on plat of record in Plat Book 5200, Pages 376 and 377 and as established by Master Deed of record in Book 5818, Page 915, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Being the same property conveyed to Karen Ann Fentress by Warranty Deed from Pawel M. Miller and wife, Toni S. Miller, recorded on the 26th day of March, 2001 in Instrument No. 20010326-0028648, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO, as recorded in Plat Book 5200, Page(s) 376.

Terms and provisions of by-Laws of Brentwood Trace Condominiums, Section Two recorded in Book 5818, Page 925 and amended in Book 5868, Page 70.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO of record in Book 5818, Page 915; 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 building thereon.
Deed of Conveyance as to Water and Sewage recorded in Book 5878, Page 489.

This is improved property located at 725 Fox Ridge Dr Brentwood TN 37027.

BILL GARRETT, Davidson County
Trans:T20100012648 DEEDWARR
Recvd: 03/03/10 13:45 2 pgs
Fees:13.00 Taxes:510.60
20100303-0016344

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2010.

Karen Ann Fentress

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen Ann Fentress, 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 26th day of February, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State of Tennessee Notary Public
Davidson County