BILL GARRETT, Davidson County
Trans:T20100018793 DEEDWARR
Recvd: 03/31/10 12:44 2 pgs
Fees:13.00 Taxes:425.13
20100331-0024045

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

**WARRANTY DEED**

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2010.

NOTARY PUBLIC

My commission expires: 7-24-10

FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BRANDON THOMPSON<br>2020 Beech Avenue, Apt. A-13<br>Nashville, TN 37204 | Same address as new owner | MAP 105-10-0-A-114.00 |

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND NO/100 ($114,900.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **D. ERIC WOODRUFF, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **BRANDON THOMPSON, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. A-13 of the Beechtree Condominiums, a horizontal property regime, erected under Title 56, Section 27 -101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Beechtree Condominiums, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed, reference is hereby made to the Plan of Beechtree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, page 284, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to D. Eric Woodruff by Warranty Deed dated June 27, 2003 and filed for record on July 3, 2003 from Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership of Westchester County, New York, of record in Instrument No. 20030703-0092566, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on Master Deed of record in Book 11174, page 328; to By-Laws of Beechtree Condominiums of record in Book 11174, page 284; to an easement to Comcast of Nashville, LLC of

record in Instrument No. 20090930-0090862, all of the Register's Office for Davidson County, Tennessee.

This is improved property being known and designated as 2020 Beech Avenue, Apt. A-13, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are not yet due or payable and will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 25 day of March, 2010.

**D. ERIC WOODRUFF**

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

Personally appeared before me, a Notary Public, D. Eric Woodruff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of March, 2010.

Notary Public

My commission expires: 22 Nov 2013

CRS 2 B. R. HALL COMM. # 1869406 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires November 22, 2013 CRS 2

State of California, County of SAN FRANCISCO
On 25 Mar 2008 before me, BRHALL
Notary Public, personally appeared D. ERIC WOODRUFF
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212