BILL GARRETT, Davidson County
Trans:T20100021550 DEEDWARR
Recvd: 04/12/10 13:15 2 pgs
Fees:13.00 Taxes:419.95
20100412-0027492

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $113,500.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 9th day of April, 2010.<br><br>Notary Public<br><br>My Commission Expires: 9/8/2013 |

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Nicholas Z. Brusich<br>1900 Richard Jones Rd G-2<br>Nashville, TN 37215 | Send Tax Bills To:<br>SunTrust Mortgage, Inc.<br>P. O. Box 79041<br>Baltimore, MD 21279 | Map-Parcel Number:<br><br>117-150A11800CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLADYS E. BRYANT, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **NICHOLAS Z. BRUSICH**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit G-2 of Green Hills Terrace, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as shown on the Plan of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to Gladys E. Bryant by deed dated October 20, 1993, from Betty Jean Wiseman, of record in Book 9126, page 159, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed and By-Laws of record in Book 5304, page 702, Register's Office for Davidson County, Tennessee, as amended at Book 7841, page 557, said Register's Office and By-Laws amended at Book 9830, page 181, said Register's Office.

3. Matters shown on the Plan of record in Book 5200, page 64, Register's Office for said County.

4. Memorandum of Lease by and between Green Hills Terrace and Web Service Company, of record in Book 7523, page 260, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 1900 Richard Jones Road G-2, Nashville, TN 37215.

**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, his heirs and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 9th day of April, 2010.

Gladys E. Bryant

Gladys E. Bryant

By: Virginia R. Bryant POA

Virginia R. Bryant, Attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VIRGINIA R. BRYANT**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 9th day of April, 2010.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010