WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00

Affiant

Subscribed and sworn to before me, this 7th day of April, 2010

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA ELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100022857 DEEDWARR
Recvd: 04/19/10 08:31 2 pgs
Fees:13.00 Taxes:708.55
20100419-0029044

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke A. Faaborg	Wells Fargo Bank, NA	105-14-O-C
(NAME)	(NAME)	(MAP)
2310 Elliott Avenue #206	P.O. Box 11701	206.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204	Newark, NJ 07101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Andrew Lauren Britt, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brooke A. Faaborg, a single woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 206 of The Park at Melrose Condominiums, a Horizontal Property Regime located in Nashville, TN, together with Easements as shown in the Master Deed for The Park at Melrose Condominiums, of record in Instrument No. 20070917-0110745, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20070525-0062832 as amended in Instrument No. 20070604-0065994 and Instrument No. 20070614-0071575, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Park at Melrose, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20070525-0062832 as amended in Instrument No. 20070604-0065994 and Instrument No. 20070614-0071575, said Register's Office, and By-Laws appended to the Declaration of Covenants, Conditions and Restrictions and the Master Deed, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Andrew Lauren Britt, by deed from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No. 20080115-0004373, Register's Office for Davidson County, TN.

Whitney Britt joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Andrew Lauren Britt.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2310 Elliott Avenue #206, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 7th day of April, 2010.

Andrew Lauren Britt

Whitney Britt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andrew Lauren Britt and Whitney Britt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of April, 2010.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7-5-2011

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