WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $167,000.00.

Affiant

Subscribed and sworn to me on April 22, 2010.

NOTARY PUBLIC 05-06-13

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100024188 DEEDWARR
Recvd: 04/23/10 09:56 3 pgs
Fees:18.00 Taxes:617.90
20100423-0030731

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24462SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Mauti 4844 Bevendean Drive #B-3 Nashville, TN 37211	SA Mortgage Services,LLC dba Birchfield Home Mortgage P. O. Box 650070 Dallas, TX 75265-0070	161-09-A-57 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brandon Rickman and wife, Courtney Daniels Rickman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Robert Mauti, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, TN, described as Unit No. B-3 of Brighton Village, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown as Exhibit "A" attached to the First Amendment to Master Deed of Brighton Village, Condominium apartments, recorded in Instrument No. 20080808-0081965, said Register's Office, and described in a Master Deed recorded in Instrument No. 20080117-0005582 as amended in Instrument No. 20080808-0081965, 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 Brighton Village, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20080117-0005582 as amended in Instrument No. 20080808-0081965, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brandon Rickman, an unmarried man, by deed from Regent Homes, LLC, a Tennessee limited liability company by Deed, of record as Instrument No. 20090203-0009240 in the Register's Office for Davidson County, Tennessee.

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 the Grantees; and

2. 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.
3. Matters shown on Exhibit "A" to First Amendment to Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee.
4. Agreements regarding sewage soil absorption system of record in Book 7230, pages 136 and 137, in the Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers and/or storm drainage of record in Book 7520, page 908, in said Register's Office.
6. Driveway easement as disclosed by instruments of record in Book 7233, page 438, and Book 7416, page 47, in said Register's Office.
7. 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.
8. Stormwater Detention Agreement of record as Instrument No. 20061027-0133549 in said Register's Office.
9. 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.
10. Stormwater Detention Agreement of record as Instrument No. 20071121-0136366 in said Register's Office.
11. 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.
12. 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 and amended by Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee, as amended.
13. Application to combine parcels of record as Instrument No. 20071128-0137905 in said Register's Office.

This property is also known as improved property located at 4844 Bevendean Drive #B-3, 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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are 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 GRANTORS 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, his 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 April 22, 2010.

Brandon Rickman

Courtney Daniels Rickman

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On April 22, 2010, before me personally appeared Brandon Rickman 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 April 22, 2010.

NOTARY PUBLIC

My Commission Expires: 2/20/2012

SHERRON R. PEARCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On April 22, 2010, before me personally appeared Courtney Daniels Rickman 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 she executed the same as her free act and deed.

Witness my hand and official seal on April 22, 2010.

NOTARY PUBLIC

My Commission Expires: 2/20/2012

SHERRON R. PEARCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY