BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10050540** AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $166,500.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2010. Amy Adams Gowan Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Rachel Marie Thomas-Spain 216 Brattlesboro Pl Nashville TN 37204	Send Tax Bills To: Pinnacle National Bank 150 3rd Ave S #900 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 132-09-0B-212.00 CO

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, **Eugene Lotochinski, Executor of The Estate of James M. Lotochinski** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Marie Thomas-Spain, 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 212, Lot 4, Brattlesboro Place Condominiums, of record in Book 5200, page 731 and shown as Exhibit "B" to Master Deed of record in Book 6313, page 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to James M. Lotochinski, unmarried by Warranty Deed from Elizabeth B. McGowin, unmarried, recorded on the 11th day of August, 2005 in Instrument No. 20050811-0095189, in the Register's Office of Davidson County, Tennessee. The said James M. Lotochinski having since died on October 8, 2009 and by his will of record in Docket No. 09P-1616, Probate Court Clerk Office for Davidson County, Tennessee, the Executor was given authority to sell the subject property.

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 BRATTLESBORO PLACE, as recorded in Plat Book 5200, Page(s) 731, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Master Deed recorded in Book 6313, Page 496 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws of Brattlesboro Place Condominium recorded in Book 6313, Page 496 (Exhibit B).

BILL GARRETT, Davidson County
Trans: T20100036804 DEEDWARR
Recvd: 06/17/10 09:22 2 pgs
Fees: 13.00 Taxes: 616.05
20100617-0047027

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Charter of Brattlesboro Homeowners Association, Inc. recorded in Book 6788, Page 626, Book 7866, Page 378 and Book 8349, Page 576.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRATTLESBORO PLACE of record in Book 6313, Page 496 ; 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.

This is improved property located at 216 Brattlesboro Pl Nashville TN 37204.

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 15th day of June, 2010.

The Estate of James M. Lotochinski

By: Eugene Lotochinski, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eugene Lotochinski, 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 he is the executor of the Estate of James M. Lotochinski, 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 15th day of June, 2010.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013