THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle** **Suite 202** **Brentwood, Tennessee 37027** **CRT File No. 10060610** BILL GARRETT, Davidson County Trans:T20100041669 DEEDWARR Recvd: 07/07/10 14:43 2 pgs Fees:13.00 Taxes:1184.00 20100707-0053285	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for ~~this~~ transfer is: ~~$320,000.00~~ Affiant Subscribed and sworn to before me, this 1st day of July, 2010. Notary Public My Commission Expires: May 31, 2011 KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner: Brooke Gilliford 4149 Outer Drive Nashville TN 37204	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 132-01-G1.00CO

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, **Amanda L. Vann, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brooke Gilliford**, married ("Grantees"), its 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 No. 1, together with appurtenant interest in the common elements of Albert Townhomes, Horizontal Property Regime, with private elements, established by Declaration of Covenants,Conditions and Restrictions of record in Instrument 200704110043430, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Plan attached as Exhibit "B" to the aforementioned Declaration and being located upon Lot No. 166 on the Plan of Rolling Meadows of record in Book 1424, pages 98 sand 99, amended in Book 9526, page 4, Register' s Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Amada L. Vann, unmarried by deed from John M. Rutledge, married of record in Instrument 200906020050778, Register's Office for Davidson County, Tennessee, dated May 28, 2009. And being the same property conveyed to John M. Rutledge, married by deed from Aubrey B. Harwell, Jr., Trustee with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary of record in Instrument 200706220074927, Register's Office for Davidson County, Tennessee, dated June 15, 2007.

All matters shown on the Plan of record in Book 1424, pages 98 and 99, amended in Book 9526, page 4, Register's Office for Davidson County, Tennessee.
Charter of record in Instrument 200704130044690, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument 200704110043430, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Rights of others in & to the common areas and/or elements.

This is improved property located at 4149 Outer Drive 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 1st day of July, 2010.

Amanda L Vann

Amanda L. Vann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amanda L. Vann, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2010.

Notary Public

My Commission Expires: May 18, 2014