Prepared By:

Chapman & Rosenthal Title, Inc.

3817 Bedford Ave, Ste 140

Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100043241 AFFIDAVIT
Recvd: 07/14/10 15:16 2 pgs
Fees:12.00 Taxes:0.00
20100714-0055353

AFFIDAVIT OF SHANNON PHILBIN, NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on July 2, 2010, Shannon Philbin, Notary Public, was an employee of Lawyers Escrow and in her capacity with Lawyers Escrow, she prepared legal documents.

WHEREAS, on July 2, 2010, Shannon Philbin, prepared a **Warranty Deed** of record in **Instrument No. 20100707-0053301,** in the Register's Office of Davidson County, Tennessee.

WHEREAS, in the aforementioned Warranty Deed the title to the property was not shown correctly. Shannon Philbin, by this sworn affidavit, desires to correct this error by attaching Exhibit A to correct the vesting to Thomas E. Davis and wife, Gabriela Davis and Thomas E. Davis, II, as joint tenants with the right of survivorship.

WITNESS my hand, at office, this 12th day of July, 2010.

FURTHER AFFIANT SAYETH NAUGHT.

Shannon Philbin, Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, Shannon Philbin, Notary Public, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 12th day of July, 2010.

NOTARY PUBLIC
My Commission Expires: 7-3-12

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100041658 DEEDWARR
Recvd: 07/07/10 14:42 2 pgs
Fees:13.00 Taxes:888.00
[redacted]
20100707-0053301

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Davis Gabriela ~~Gabriella~~ Davis Thomas E. Davis, II	New Owner	117-7-F-19CO
(NAME) 3443 Golf Club Lane	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David V. Kerns Jr. and wife, Sherra E. Kerns**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas E. Davis and wife, ~~Gabriella~~ Gabriela Davis and Thomas E. Davis II, as joint tenants**** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Gabriela

**with the right of survivorship

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 19 Brighton Court, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6629, page 432, supplemented in Book 6912, page 158 and as amended in Book 6912, page 163 Register's Office for said County, to which source reference is hereby made for a more complete detail of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to David V. Kerns, Jr. and spouse, Sherra E. Kerns by deed from Michael Hester, unmarried of record in Instrument No. 20051227-0154393 Register's Office for Davidson County, Tennessee.

This conveyance is subject to Taxes for 2010 and subsequent years; The Plan, with Owner's Certificate of record in Exhibit "D" to the Master Deed in Book 6629, page 432 supplemented in Book 6912, page 158 and amended in Book 6912, page 163, said Register's Office, to which Master Deed reference is hereby made for a more complete description thereof; The provision of the condominium Master Deed of record in Book 6629, page 532; Book 6912, page 163; Book 10364, page 141, Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.
Charter of Brighton Court Condominium Homeowner's Association, Inc., recorded in Book 6965, page 624, as amended in Book 7936, page 335
Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 4075, page 518
Storm Water Detention Agreement as set forth in Instrument recorded in Book 6436, page 578
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreement, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRIGHTON COURT, PHASE ONE of record in Book 6629, page 532, as supplemented by instruments(s) of record in Book 6912, page 158 and amended in Book 6912, page 163, 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.

unimproved ☐

This is improved ☒ property, known as **3443 Golf Club Lane, Nashville, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.