Record & Return To:
Watauga Title Company
158 Franklin Road, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100050071 DEEDWARR
Recvd: 08/12/10 12:37 2 pgs
Fees:13.00 Taxes:684.50
20100812-0063793

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$185,000.00 M L Hickerson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2010
Mary J Hart
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5.8.12
(AFFIX SEAL)

MARY JO HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kali Edwards 601 Old Hickory Blvd. #109 Brentwood, TN 37027	Jenks & America 1015. Tyron St. Charlotte NC 28255	Map 171.03 Group B Parcel 292

For and in 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,

Christopher T. Broander, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kali Edwards, unmarried

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:

Being Unit No. 54 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, a horizontal property regime, (Private Element), of record in Plat Book 9700, page 957, pursuant toT.C.A. 66-27-101, et seq., as amended, and as set forth in Declarations of Covenants, Conditions and Restrictions of record in Book 11550, page 531, amended in Book 11682, page 75, Register's Office, Davidson County, Tennessee, including without limitation the By-Laws of record in Book 11550, page 554, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Declarations. Reference is hereby made thereto for a more complete identification of such Unit.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER T. BROANDER,UNMARRIED BY DEED FROM ANDREW T. JOHNSON AND WIFE, SHANNON L. PAINTER JOHNSON DATED JULY 28, 2004 OF RECORD IN INSTRUMENT NUMBER 20040802-0091999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee.
2) Property is subject to Townhomes of Fredericksburg, Phase Two, Charter of record in Book 11550, Page 529, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 11550, Page 554, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 10126, Page 435, Amend Book 10224, Page 683, Annex P-2 Book 11550, Page 531, Amend Book 11682, Page 75, Amend Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee.
3) Property is subject to Open/Common areas to Fredericksburg HOA in Book 11753, Page 208, said Register's Office.
4) 2010 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **601 Old Hickory Blvd. #109, Brentwood, TN 37027**
(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.

Witness my hand(s) this 30th day of July, 2010.

Christopher T. Broander

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Christopher T. Broander, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2010.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076