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

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Robert Daniels
909 Catlow Court
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20100051735 DEEDWARR
Recvd: 08/20/10 08:41 3 pgs
Fees:18.00 Taxes:888.00
20100820-0065829

MAP	**171-4**
GROUP	**C**
PARCEL	**46.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John H. Brownlee, and daughter, Mary K. Brownlee, as joint tenants with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Robert Daniels and Deena Daniels, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. 46 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime with Private Elements, of record in Instrument #20050914-0110701, and corrected in Instrument #20050404-0036360, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Said Plan prepared by Anderson, Delk, Epps & Associaties, Inc., R.L.S. No. 1660, 618 Grassmere Park Dr., Suite 4, Nashville, Tennessee, 37211.

Being the same property conveyed to John H. Brownlee, and daughter, Mary K. Brownlee, as joint tenants with right of survivorship by Quitclaim Deed from John H. Brownlee, of record in Inst. 20100112-0002894, said Register's Office, Davidson County, Tennessee; having been the same property conveyed to John H. Brownlee by deed from Newmark Homes, L.P. of record in Instrument no. 20060926-0119181, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **909 Catlow Court, Brentwood, Tennessee 37027.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 13th day of **August, 2010.**

John H. Brownlee

Mary K. Brownlee, by John H. Brownlee, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John H. Brownlee,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and further acknowledges that he is the Attorney in Fact for Mary K. Brownlee and as Attorney in Fact, he executed the within Warranty Deed by signing the name of Mary K. Brownlee as her free act and deed.

WITNESS my hand and official seal this 13th day of August, 2010.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of August, 2010.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY