BILL GARRETT, Davidson County
Trans:T20100082278 DEEDWARR
Recvd: 12/30/10 12:20 2 pgs
Fees:13.00 Taxes:325.60

20101230-0103961

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $88,000.00 (Eighty Eight Thousand).

AFFIANT

Subscribed to and sworn before me this 29th day of December, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

(NOTARY SEAL)

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Charles Williamson 168 Heritage Trace Drive Madison,TN 37115	New Owner	42-11-8-117 CO

WARRANTY DEED

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, I/WE, **RICHARD C. BRADY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHARLES WILLIAMSON,** HEREINAFTER CALLED THE GRANTEE(S), 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 apartment Unit No. 168 of Heritage Village Condominiums created under Title 66, Section 27-101, et. Seq., as amended, Tennessee Code Annotated and as established by a master deed of record in Book 4758, Page 179, as amended in Book 4808, Page 829, Book 5102, Page 383 and Book 6380, Page 989; and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as "Exhibit "A" of said supplement and Amendment to the Master Deed, for a more complete identification and description of such unit.

Being the same property conveyed to Richard C. Brady by deed from Amanda M. Brady of record in Instrument Number 20080324-0029327, Register's Office for Davidson County, Tennessee.

Darryl Brady executes this instrument as Attorney-in-Fact on behalf of Richard C. Brady, pursuant to the Power of Attorney recorded in Instrument No. 20101230-0103960, Register's Office for Davidson County.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **168 HERITAGE TRACE DRIVE** **MADISON,TN37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

LTSR Number:

GTE File: 2010

WITNESS, this 29th day of December, 2010

Richard C. Brady
RICHARD C. BRADY

by: Daryl Brady POA
Darryl Brady, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of December, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Darryl Brady, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Richard C. Brady**, and acknowledged that executed that same as the free act and deed of the said **Richard C. Brady**.

WITNESS my hand and official seal this the 29th day of December, 2010.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2010