STATE OF TENNESSEE }
COUNTY OF Sumner }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,499.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23 DAY OF December 2010.

NOTARY PUBLIC

My Commission expires: 8-20-13

KIM PERRY
STATE OF TENNESSEE
NOTARY
SUMNER COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 10120001

Sharon Brugman

Address of New Owner
Christopher D. Charlton
1416 Roberts Avenue
Nashville, TN 37206

Send Tax Bills to:
Same

Tax Information:
083-02-0-096

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Sharon Brugman, married** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Christopher D. Charlton, unmarried** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Martha Martin Lands in the old 18th Civil District of said County, of record in Book 161, page 101, said Register's Office, and formerly of record in Book 8, page 441, and 442, said Register's Office, and described according to a copy of a survey thereof made May 30, 1946, by E.R. Southgate, Surveyor, as part of Lots Nos. 4 and 5 on said survey as follows:

Beginning at a point in the south margin of Roberts Avenue 546.5 feet east of the easterly margin of North 14th Street; thence southerly at right angles 100 feet to a stake; thence easterly 60 feet to a stake in a fence line; thence northerly 100 feet to the south margin of Roberts Avenue; thence with the same westerly 60 feet to the beginning.

Being the same property conveyed to Sharon Brugman by deed from Holly Hutcherson Brunson, dated 12/21/2006, of record in Instrument Number 20070104-0001843, Register's Office for Davidson County, Tennessee.

This property was never the residence of grantor or her spouse.

This is improved property generally located:
1416 Roberts Avenue, Nashville, TN 37206

SUBJECT TO THE FOLLOWING:

1. 2010 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Martha Martin Lands in the old 18th Civil District of said County, of record in Book 161, page 101, said Register's Office, to which reference is made for a more complete description.
3. Sanitary Sewer/Storm Drainage Easement of record at Book 5642, page 232 Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

BILL GARRETT, Davidson County
Trans:T20110001081 DEEDWARR
Recvd: 01/05/11 12:46 2 pgs
Fees:13.00 Taxes:434.75
20110105-0001475

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Sharon Brugman** has/have caused this instrument to be executed, this the 23 day of December 2010.

Sharon Brugman

Sharon Brugman

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Sharon Brugman,** with whom I am personally acquainted (or 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.

This the 23 day of December 2010.

My commission Expires: 12-3-11

Marie Collins
NOTARY PUBLIC

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY