Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF January, 2011

Notary Public

MY COMMISSION EXPIRES: 8-20-14

(AFFIX SEAL)

MELISSA BUTTRAM SHEPHERD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIFFANIE R. BROWN	Pinnacle National Bank	091-13-0A-001.00 CO
(NAME) 5948 O'BRIEN AVENUE	(NAME) 150 3rd Ave S, Ste # 900	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ACTION CONSTRUCTION OF TN, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIFFANIE R. BROWN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 1 on the Horizontal Property Regime for Haven West as shown on Exhibit "B" in the Master Deed of record as Instrument No. 20070918-0111767 and as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes of record as Instrument No. 20090528-0048954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said units as set forth in said Master Deed and aforesaid Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes.

Being part of the same property conveyed to Action Construction of TN, Inc., a Tennessee corporation, from Jerry Kindred, unmarried, by deed dated March 15, 2007 of record as Instrument No. 20070315-0031891, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plan of record in Plat Book 332, page 127, said Register's Office; Street closing and any easements retained in Ordinance No. 087-1632 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument #20071011-0120759 and in Instrument #20071231-0148853; Stormwater Detention Agreement of record as Instrument #20071231-0148700 and Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument #20080402-0033148, said Register's Office; Master Deed of record as Instrument #20070918-0111767; Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes of record in Instrument #20090528-0048954; Grant of Easement to Comcast of Nashville I, LLC of record as Instrument #20081118-0113770 and any and all other easements, conditions or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 5948 O'BRIEN AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110003665 DEEDWARR
Recvd: 01/19/11 09:59 2 pgs
Fees:13.00 Taxes:591.63
20110119-0005075

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 this 14th day of January, 2011.

ACTION CONSTRUCTION OF TN, INC

BY: MARK YARBROUGH
ITS: PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mark Yarbrough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Action Construction of TN, Inc., the within named bargainor, a corporation, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand, at office, this 14th day of January, 2011.

Lee A. Cohen
Notary Public

My Commission Expires: **August 23, 2011**

