BILL GARRETT, Davidson County
Trans:T20110014123 DEEDWARR
Recvd: 03/09/11 09:21 2 pgs
Fees:13.00 Taxes:418.10
20110309-0018738

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 2011.

Notary Public
MY COMMISSION EXPIRES: 2-20-12
File No. W11-2011D

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel M. Atkeson (NAME)	BRAND MTG (NAME)	173-5-A24B CO
1965 Shaylin Loop (STREET ADDRESS)	6224 SUGARLOAF PKWY Ste 200 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Duluth, GA 30097 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kevin W. Brownstein, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel M. Atkeson**, 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 Lot No. 248 on the plan of BARNES CROSSING, A PLANNED UNIT DEVELOPMENT, as shown on Exhibit A of the Master Deed of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, and as amended in Instrument No. 20051114-0136938, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kevin W. Brownstein, married, from Ole South Properties, Inc., a Tennessee Corporation, by Deed dated March 16, 2007, of record in Instrument No. 20070320-0033554, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1965 Shaylin Loop, Antioch, TN 37013.

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. Whenever 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/our hand(s) this 4th day of March, 2011.

X _____ March 04, 2011

Kevin W. Brownstein Date

STATE OF Kentucky

COUNTY OF JEFFERSON }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Kevin W. Brownstein, married, the bargainor(s), 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.

Witness my hand and official seal, this 4th day of March, 2011.

My Commission Expires: JUNE 23, 2012 _____

Notary Public

ANGELA M. POWELL
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
MY COMMISSION EXPIRES JUNE 23, 2012

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066