(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,725.00

William F. Kubin
Affiant

Subscribed and sworn to before me, this 1st day of April, 2011

Jennifer S. Dunlap
Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110019456 DEEDWARR
Recvd: 04/04/11 11:06 2 pgs
Fees:13.00 Taxes:172.88
20110404-0025600

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Kubin	New Owner	135-12-A
(NAME)	(NAME)	(MAP)
2025 and 2025G Nashboro Blvd.		13.00CO AND 83.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, William O. Brown, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto William F. Kubin, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 2025 and Gargage Unit 2025 G of Nashboro Village Twelve Condominium, a Horizontal Property Regime, located on Nashboro Blvd., Nashville, TN, as shown on the plat of Nashboro Village Twelve Condominium, recorded in Book 4675, page 121, said Register's Office, and described in a Master Deed recorded in Book 4827, page 30 as amended in Book 6153, page 252 and Instrument No. 20090603-0051209, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Nashboro Village Twelve Condominium contained in the Master Deed recorded in Book 4827, page 30 as amended in Book 6153, page 252 and Instrument No. 20090603-0051209, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jean Elrod, by deed dated May 11, 1979, from Danny W. Smith, single, of record in Book 5439, page 381, Register's Office for Davidson County, TN. The said Jean Elrod having since died. Title is now vested in William O. Brown as the surviving spouse and sole heir-at-law of Jean Elrod.

Margaret M. Brown, spouse of Grantor, joins in this conveyance for the purpose of conveying any interest in subject property by virtue of her marriage to William O. Brown.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2025 and 2025G Nashboro Blvd., Nashville, Tennessee 37217

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/our hand(s) this 1st day of April, 2011.

William O. Brown

Margaret M. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William O. Brown and Margaret M. Brown with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of April, 2011.

Notary Public

My Commission Expires: 9/3/2012

