THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30035-04-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,700.00. Affiant Subscribed and sworn to before me this 27th day of May, 2011. Notary Public My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Susan T. Quaedvlieg 108 Brighton Close Nashville, TN 37205	**Send Tax Bills To:** Pinnacle National Bank 150 3rd Ave, Ste. 900 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 104 130 F 10800 CO

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 of which is hereby acknowledged, **George E. Mudter, Jr., Trustee with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan T. Quaedvlieg, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 108 Brighton Close, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of May, 2011.

George E. Mudter, Jr., Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr., Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2011.

Notary Public

My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB 19, 2013

BILL GARRETT, Davidson County
Trans: T20110032331 DEEDWARR
Recvd: 06/01/11 09:50 2 pgs
Fees: 13.00 Taxes: 1390.09

20110601-0041572

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 108 on the Plan of Revised Brighton Close, Phase 1A, 1B, 1D and Phase II, of record in Plat Book 7900, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to George E. Mudter, Jr., Trustee with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary, by deed dated December 28, 2010, from Edwin Orebaugh and wife, Jeune Gedge Orebaugh, of record in Instrument No. 20101230-0103753, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, assumed by the Grantee. Map and Parcel No. 104 130 F 10800 CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Brighton Close, of record in Instrument No. 20001003-0098148, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Brighton Close, a Planned Unit Development, Homeowners Association, Inc. of record in Book 8698, page 549, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Brighton Close Condominiums Homeowners Association of record in Book 7522, page 131, amended in Book 7522, page 134, Book 8273, page 908, and Book 8446, page 679, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 136, Register's Office for Davidson County, Tennessee.