STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 06/21/11 10:13 3 pgs
Fees:18.00 Taxes:432.90
20110621-0047447

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2011.

Notary Public
MY COMMISSION EXPIRES: 11-7-2011
File No. W11-2440D

JENNIFER CHANDLER COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Janet Brylowski (NAME)	First Community Mortgage, Inc (NAME)	34-7-A-99CO
341 Harbor Village Drive (STREET ADDRESS)	275 Robert Rose Drive (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, **Ida L. Douglas, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janet Brylowski,** ** 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:

**-an unmarried person

Land in Davidson County, Tennessee, being Lot No. 80 on the plan of HARBOR VILLAGE OF TOWNHOMES PROPERTY LINEEXHIBIT, REVISION I, A HORIZONTAL PROPERTY REGIME, as shown by plat of record in Instrument No. 20030611-0080857, and as amended in Instrument No. 20030723-0102986, 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 Ida L. Douglas from Newmark Homes, LP, by Deed dated March 10, 2005, as Instrument No. 20050311-0027154, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6628, page 577, Book 6646, page 543, Book 10672, page 743, Instrument No. 20070205-0014894, Instrument No. 20030611-0080857, Instrument No. 20030723-0102986, and Instrument No. 20050120-0007505, and in any allied instrument(s) referred to in said restrictions.

2. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject

to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harbor Village of Townhomes Property Line and recorded in Book 7675, page 804, and Book 8402, page 569, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 6635, page 254, Book 7637, page 813, and Instrument No. 20030611-0080884, Register's Office for Davidson County, Tennessee.

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.
The signature of Ida L. Douglas is signed by her duly appointed Attorney-in-fact Patrick W. Douglas, pursuant to the Power of Attorney recorded in Instrument #201005130036773, said Register's Office.

This is improved property, known as 341 Harbor Village Drive, Madison, TN 37115.

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 17th day of June, 2011.

IDA L. DOUGLAS

Ida L Douglas

By: Patrick W Douglas POA
Patrick W. Douglas, Attorney-in-Fact

June 17, 2011
Date

STATE OF Tennessee

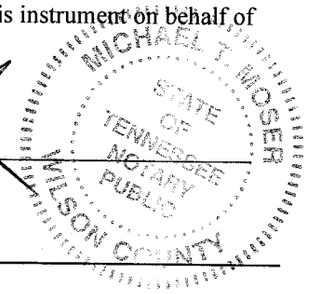
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Patrick W. Douglas, Attorney-in-Fact for Ida L. Douglas, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of June, 2011.

My Commission Expires: 3/31/14

Notary Public



PREPARED BY AND RETURN TO:

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

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (if on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE