Box 8

# WARRANTY DEED

G-KW-11-4505

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Henry Wilson Brockman, III | Henry Wilson Brockman, III | |
| 4505 Harding Pike, Apt. 81E (ADDRESS) | 4505 Harding Pike, Apt. 81E (NAME) (ADDRESS) | 116-3-A-68.00 CO |
| Nashville, TN 37205 (CITY) (STATE) (ZIP) | Nashville, TN 37205 (CITY) (STATE) (ZIP) | 116-3-A-11.00 CO |

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 considerations, the receipt of which is hereby acknowledged, we ROBERT D. CREEL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HENRY WILSON BROCKMAN, III, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 81E AND GARAGE 11, ROYAL OAKS TOWER CONDOMINIUM, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 189 AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4710, PAGE 901, AMENDED IN BOOK 4798, PAGE 813 AND INSTRUMENT NO. 20070124-0009971, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM DAN MADDOX, II, MARRIED TO ROBERT D. CREEL, MARRIED AS RECORDED ON THE 22ND DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080222-0017666, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 4300, PAGE 201, PLAT BOOK 4460, PAGE 189 CORRECTED IN PLAT BOOK 4728, PAGE 756; MASTER DEED OF RECORD IN BOOK 4710, PAGE 901 AS AMENDED IN BOOK 4798, PAGE 813 AND INSTRUMENT NO. 20070124-0009971; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 3958, PAGE 152; EASEMENT FOR DRIVEWAY OF RECORD IN 4668, PAGE 986, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE; PROPERTY USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( )
This is improved ( X ) property, known as 4505 Harding Pike, Apt. 81E, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110045506 DEEDWARR
Recvd: 07/27/11 12:38 2 pgs
Fees:13.00 Taxes:850.63

20110727-0057478

Witness my/our hand(s) this 22nd day of July, 2011.

Robert D. Creel

STATE OF Georgia
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert D. Creel, the within named bargainor, 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 the 22 day of July, 2011.

Notary Public

My Commission Expires: 9-28-11

(SEAL)

EILEEN M HEIM
NOTARY
PUBLIC
FORSYTH CO., GEORGIA

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903