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. 30085-06-2011**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $454,900.00. Stacey Hardy Affiant Subscribed and sworn to before me this 20th day of June, 2011. Notary Public My Commission Expires: 8/16/14

WARRANTY DEED

Address New Owner: K. Michael Garrett 145 Brighton Close Nashville, TN 37205	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 104 130 F 14500 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, **Marvin S. Blair and wife, Joann M. Blair**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth M. Garrett** ("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 145 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 20th day of June, 2011.

Marvin S. Blair

Marvin S. Blair

Joann M. Blair

Joann M. Blair

BILL GARRETT, Davidson County
Trans:T20110046401 DEEDWARR
Recvd: 08/01/11 09:40 2 pgs
Fees:13.00 Taxes:1683.13
20110801-0058567

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marvin S. Blair and Joann M. Blair**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 145 on the plan of Unit 145, Brighton Close, Phase II, of record in Plat Book 7900, page 624, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property convyed to Marvin S. Blair and wife, Joann M. Blair, by deed dated March 30, 1999, from Diane D. Reese, unmarried, of record in Book 11425, page 977, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantee. Map and Parcel No. 104 130 F 14500 CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Brighton Close, of record in Book 7522, page 108, Book 7557, page 621, Book 7807, page 500, Book 8273, page 884, Book 8561, pages 812, 819, 824, 829, 834, 839 and 844, Book 8698, page 557, Book 9372, page 356, and 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 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, pages 131, amended in Book 7522, page 134, Book 8273, page 908, and Book 8446, page 679, Register's Office for Davidson County, Tennessee.
5. Attorney's Certificate in Book 9129, page 771, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 136, amended in Book 7900, page 624, Register's Office for Davidson County, Tennessee.



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Brentwood, TN 37027