WARRANTY DEED

G-VRE-11-1702

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/17/2013
(AFFIX SEAL)

DONNA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Kevin M. McCann	new owner (NAME)	
1702 18th Avenue South (ADDRESS)	(ADDRESS)	104-8M-203.00 CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELLIOTT G. BROWN, A SINGLE PERSON , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN M. MCCANN, 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 203, AND ONE PARKING SPACE, THE GLEN CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070904-0105726, AMENDED IN INSTRUMENT NOS. 20080805-0080551, 20081029-0108159, 20081112-0111695, 20081124-0115172 AND 20090224-0016363, 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 THE NASHVILLE GLEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO ELLIOTT G. BROWN, A SINGLE PERSON AS RECORDED ON THE 29TH DAY OF DECEMBER, 2008 IN INSTRUMENT NO. 20081229-0122733; GENERAL WARRANTY DEED FROM NASHVILLE PROPERTY MANAGERS, LLP, A TENNESSEE LIMITED LIABILITY PARTNERSHIP TO THE NASHVILLE GLEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 3RD DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070803-0092819 AND QUITCLAIM DEED FROM NASHVILLE PROPERTY MANAGERS, LLP, A TENNESSEE LIMITED LIABILITY PARTNERSHIP TO THE NASHVILLE GLEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 3RD DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070803-0092820, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 21, PAGE 87; ARTICLES OF ORGANIZATION OF RECORD IN INSTRUMENT NO. 20070628-0077527; CHARTER OF RECORD IN INSTRUMENT NO. 20070628-0077121; MASTER DEED OF RECORD IN INSTRUMENT NO. 20070904-0105726 AMENDED IN INSTRUMENT NO. 20080805-0080551, INSTRUMENT NOS. 20081029-0108159, 20081112-0111695, 20081124-0115172 AND 20090224-0016363; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20070820-0099189; 20070820-0099330, 20070914-0110217, BOOK 4660, PAGES 146,147 AND 148 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1702 18th Avenue South, Nashville, Tennessee 37212
(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:T20110048256 DEEDWARR
Recvd: 08/08/11 09:50 2 pgs
Fees:13.00 Taxes:878.75

20110808-0060684

48

Witness my/our hand(s) this 29th day of July, 2011.

Elliott G. Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elliott G. Brown, 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 29th day of July, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

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