File Box 8

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant

Subscribed and sworn to before me, this 28th day of July 2011.

Notary Public
My commission expires: 9/8/2013

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Lee E. Nachand 5758 Brentwood Trace Brentwood TN 37027	Bank of America, N.A. P.O. Box 650070 Dallas, TX 75265-0070	160140B05800CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Helen Hall and Patricia H. Newman as joint tenants with right of survivorship hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lee E. Nachand hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 5758 on the Plan of Second Revision Brentwood Trace Condominium, of record in Book 5200, Page 219, amended in Book 5200, Page 230, and Book 5200, page 261, Register's Office for said County and described in Master Deed recorded in Book 5524 Page 415 amended in Book 5545 Page 510 Register's office for Davidson County, Tennessee to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524 page 415 Register's Office for Said County, amendment to Master Deed in Book 5545 Page 510 and amendment to By-Laws in Book 5537 Page 988 said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BILL GARRETT, Davidson County
Trans:T20110048722 DEEDWARR
Recvd: 08/09/11 11:48 3 pgs
Fees:18.00 Taxes:366.30
20110809-0061342

Being the same property conveyed to Helen Hall, unmarried by deed dated October 24, 2001 from John Todd Humphrey, unmarried of record in Instrument No. 20020108-0002828, Register's Office for Davidson County, Tennessee. Helen Hall having conveyed an interest by quitclaim deed to Patricia H. Newman of record in Instrument No. 20110707-0052145, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5524 Page 415 and amended in Book 5545 Page 510, Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions 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 Brentwood Trace Condominiums and recorded in Book 5524 Page 415 and amended in Book 5545 Page 510, Register's Office for said county. 3) All matters appearing on plan of Second Revision Brentwood Trace Condominiums of record in Book 5200 Page 219 and amended in Book 5200 Page 230 and Book 5200 Page 261, Register's Office for Davidson County, Tennessee 4 Bylaws for Brentwood Trace Homeowners Association of record in Book 5524 Page 424 and amended in Book 5537 Page 988

This property is improved property known as 5758 Brentwood Trace, Brentwood, Tennessee 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 28th day of July, 2011.

Helen Hall

Helen Hall

Patricia H. Newman

Burton C. Newman, Sr., who joins in this conveyance for the sole purpose of conveying any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Hall, Patricia H. Newman and Burton C. Newman Sr., the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 28th day of July, 2011.

Notary Public

My Commission expires: 2/20/15

FILE NO: 06849

Amy Cross Nance
State of Tennessee Notary Public
Williamson County