WARRANTY DEED

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

G-GS-11-5

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/01/2013

(AFFIX SEAL)

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
Andrew M. Brooks	Pinnacle National Bank	
403 4th Avenue North (ADDRESS)	(NAME) 150 3rd Avenue South Suite 900 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	82-9-96.00 (part of)

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 GERMANTOWN STATION HOMES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW M. BROOKS, UNMARRIED , 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 5A, GERMANTOWN STATION CONDOMINIUM, AS SHOWN ON PLAT OF RECORD IN REVISED EXHIBIT B IN AMENDMENT TO DECLARATION OF RECORD IN INSTRUMENT NO. 20111020-0081623, AMENDING INSTRUMENT NO. 20100804-0061209, 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 PART OF THE SAME PROPERTY CONVEYED TO GERMANTOWN STATION HOMES, LLC, A TENNESSEE LIMITED PARTNERSHIP BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, RECORDED ON THE 22ND DAY OF JULY, 2010 IN INSTRUMENT NO. 20100722-0057469, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20100804-0061209; EASEMENT OF RECORD IN INSTRUMENT NO. 20070919-0111969; INSPECTION AND MAINTEANCE AGREEMENT FOR PRIVATE STORWATER MANAGEMENT FACILITIES RECOD IN INSTRUMENT NOS. 20070919-0112010 AND INSTRUMENT NO. 20100621-0047868, CONDITION SET OUT IN QCD RECORDED IN INSTRUMENT NO. 20100722-0057467 AND INSTRUMENT NO. 20100722-0057468; CHARTER OF HOA OF RECORD IN INSTRUMENT NO. 20101119-0092835 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 403 4th Avenue North, Nashville, Tennessee 37208

(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:T20110069813 DEEDWARR
Recvd: 11/04/11 14:47 2 pgs
Fees:13.00 Taxes:693.75
20111104-0086497

Witness my/our hand(s) this 28th day of October, 2011.

Germantown Station Homes, LLC

BY: _____
Hunter Connelly, President

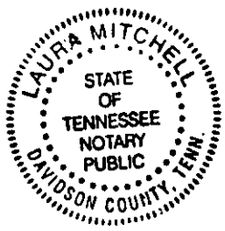
STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of October, 2011, before me personally appeared Hunter Connelly, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Germantown Station Homes, LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of October, 2011.

_____
Notary Public

My Commission Expires: 5/20/14



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