ADDRESS NEW OWNER:
Nathan Mosakowski
Mary Joann Mosakowski
387 Green Harbor Road
Old Hickory, TN. 37138

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
054140A01900CO

BILL GARRETT, Davidson County
Trans:T20120001521 DEEDWARR
Recvd: 01/06/12 13:55 2 pgs
Fees:13.00 Taxes:555.00
20120106-0001720

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Trinity Partners Group, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Nathan Mosakowski and wife, Mary Joann Mosakowski** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Lot No. 19 on the Final Plat of Brandywine Harbor of record in Plat Book 11700, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Trinity Partners Group, LLC, a Tennessee limited liability company, from Robert Cooper and wife, Patti Cooper, by Quitclaim Deed recorded on December 21, 2006, in Instrument No. 20061221-0157311, Register's Office for Davidson County, Tennessee.

Grantor further conveys to Grantees any and all rights it may have in the exclusive use for Slip No. 15 of the boat dock located at Brandywine Harbor Subdivision.

This is property with a common address of **14 Brandywine Cove, Old Hickory, TN 37138**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, said taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 11700, Page 38, said Register's office and all matters therein; 3) Declaration of Covenants, Conditions, Restrictions, and By-Laws in Book 11704, Page 356, as amended in Instrument No. 20070119-0007855, and Instrument No. 20070824-0101934, said Register's Office; 4) Charter of the Homeowner's Association in Instrument No. 20000118-0005534, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of January, 2012.

Trinity Partners Group, LLC

By: _____
Steven R. Griffith, Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Steven R. Griffith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of Trinity Partners Group, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager executed the within instrument for the purposes therein contained by signing the name of the company by the said Steve Griffith as such Manager.

Witness my hand and official seal at office, this 3rd day of January 2012.

_____
Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1201-001

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater for this transfer is $150,000.00.

_____
Affiant

Subscribed and sworn before me this 3rd day of January 2012.

_____
Notary Public
My Commission Expires: 1-26-2014

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE