STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,000.00**

Affiant

Subscribed and sworn to before me, this 16th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES 05-06-13
(AFFIX SEAL)

# WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120020686 DEEDWARR
Recvd: 03/22/12 09:54 2 pgs
Fees:13.00 Taxes:481.00
20120322-0024264

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katherine Austin | Pinnacle National Bank | 160-14-O-B |
| (NAME) | (NAME) | (MAP) |
| 5877 Brentwood Trace | 150 3rd Avenue South Suite 900 | 173 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Brentwood, TN 37027 | Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carol Austin, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Katherine Austin and spouse, Justin McClinton**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 5877 of Brentwood Trace Condominiums, a Condominium, a Horizontal Property Regime, located on Brentwood Trace, Brentwood, TN, as shown on the plat of 2nd Revision, Brentwood Trace Condominiums, Condominium apartments, recorded in Plat Book 5200, page 261, said Register's Office, and described in a Master Deed recorded in Book 5524, page 415 as amended in Book 5545, page 510, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Trace Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 5524, page 415 as amended in Book 5545, page 510, and By-Laws recorded in Book 5524, page 424 as amended in Book 5537, page 988 and Book 5868, page 70, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to William Austin and wife, Carol Austin, by deed dated July 29, 2005, from Beth Kelly, of record in Instrument No. 20050803-0090610, Register's Office for Davidson County, TN. The said William Austin has since died.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5877 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 16th day of March, 2012.

Carol Austin

Carol Austin

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Carol Austin; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of March, 2012.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015