BILL GARRETT, Davidson County
Trans:T20120030913 DEEDWARR
Recvd: 04/27/12 13:06 2 pgs
Fees:13.00 Taxes:83.25
20120427-0036180

[R:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.] 26b

Austin Clark	New Owner	Map and Parcel
907 Coarsey Drive		107-13-0A-007.00
Nashville, TN 37217		12-04-14172

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brandon Branco , a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Austin Clark, a single person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 907 on the Plan of Four Maples Condominums, of record in Book 5200, page 283, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate.

Being the same property conveyed by Special Warranty Deed to Brandon Branco, a single person from Wells Fargo Bank, N.A., as Trustee for the Benefit of Park Place Securities, Inc., Asset-Backed Pass-Through Certifications Series 2004-MCW recorded on October 22, 2008 in Instrument No. 20081022-0105809, said Register's Office for Davidson County, Tennessee.

This is not personal, marital or primary residence of the Grantor, spouse and/or any dependents.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 5200, page 283, said Register's Office for Davidson, County, Tennessee.
3. Easement recorded in Book 5504, page 468, said Register's Office.
4. Charter of Four Maples Condominium HOA in Book 5853, page 14, said Register's Office.
5. Master Deed and By-Laws of record in Book 4657, page 438, Book 5660, page 185, Book 9263, page 512, Instrument Nos. 20051012-0120122 and 20051012-0122820, said Register's Office.

The subject real property is commonly known as 907 Coarsey Drive, Nashville, Tennessee 37217.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $22,500.00.

Affiant

Subscribed and sworn to before me this 25 day of April, 2012.

Notary Public

My commission expires: 1-24-15

NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is 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 above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of April, 2012.

Brandon Branco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Brandon Branco with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of April, 2012.

Notary Public

My Commission Expires: 1-24-15

