Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

G-VRES-12-0332

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

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
Matthew T. Brown	New Owner	
332 Sylvan Park Lane	(NAME)	
(ADDRESS)	(ADDRESS)	104-1-F-18.00 CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 MICHAEL A. FLUSHMAN AND TANYA R. FLUSHMAN, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW T. BROWN, A SINGLE PERSON , 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 18, WEST END STATION CONDOMINIUMS, PHASE 1, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070712-0083315, AMENDED IN INSTRUMENT NOS. 20071220-0146057, 20080919-0095641, 20081029-0108160 AND 20090825-0080074, 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 THE SAME PROPERTY CONVEYED TO MICHAEL A. FLUSHMAN AND WIFE, TANYA R. FLUSHMAN BY WARRANTY DEED FROM WEST END STATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 24TH DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081024-0106598, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 109; CHARTER OF RECORD IN INSTRUMENT NO. 20080805-0080550; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMETN NO. 20070712-0083315 AMENDED BY INSTRUMETN OF RECORD IN INSTRUMENT NOS. 20071220-00146057, 20080919-0095641, 20081029-0108160 AND 20090825-0080074; EASEMENTS OF RECORD IN INSTRUMENT NO. 20070425-0049073, 20080421-0040206, 20080505-0046041, BOOK 1851, PAGE 222, INSTRUMENT NO. 20070425-0049064, 20080505-0045999, 20081017-0104357 AND APPLICATION OF RECORD IN INSTRUMENT NO. 20070606-0067812 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 332 Sylvan Park Lane, Nashville, Tennessee 37209
(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:T20120048350 DEEDWARR
Recvd: 07/02/12 09:00 2 pgs
Fees:13.00 Taxes:1017.50

20120702-0057610

Witness my/our hand(s) this 29th day of June, 2012.

Michael A. Flushman by John Gleaves Attorney in fact
Michael A. Flushman

Tanya R. Flushman by John Gleaves Attorney in fact
Tanya R. Flushman

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of June, 2012, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael A. Flushman and Tanya R. Flushman and who acknowledged he executed the same as the free act and deed of the said Michael A. Flushman and Tanya R. Flushman.

Witness my hand and official seal, this the 29th day of June, 2012.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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